

7201/BB

CARLISLE

22 LOWTHER STREET
LOWER GROUND FLOOR

TO LET

**** 100% BUSINESS RATES RELIEF FOR **
QUALIFYING OCCUPIERS**

**** HIGH QUALITY SPECIFICATION ****



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is located on Lowther Street, close to the intersection with Devonshire Street, in a popular mixed retail and evening leisure area. Nearby occupiers include Lloyds Bank, Nationwide Building Society, Nando's, CMD Financial Solutions and Homeseach Direct.

DESCRIPTION

A Grade II listed building made up of red sandstone construction under a pitched slate roof.

The property provides highly refurbished accommodation suitable for retail, office and leisure uses. The lower ground floor has self contained access and a mixture of open plan and private areas throughout. Male and female WC's and kitchen facilities are provided.

On site parking is available subject to terms.

ACCOMMODATION

Lower Ground Floor 87 sq m 936 sq ft

SERVICES

We understand mains gas, water and electricity are connected to the property.

RATEABLE VALUE

The Valuation Office Agency describes the property as Shop and Premises with a 2023 List Rateable Value of £5,100.

Eligible occupiers will benefit from 100% business rates relief.

TERMS

The property is available **TO LET** for a term of years to be agreed at a rent of **£17,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-92.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

VAT will be charged in addition at the prevailing rate on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain

Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

Details Prepared

July 2023



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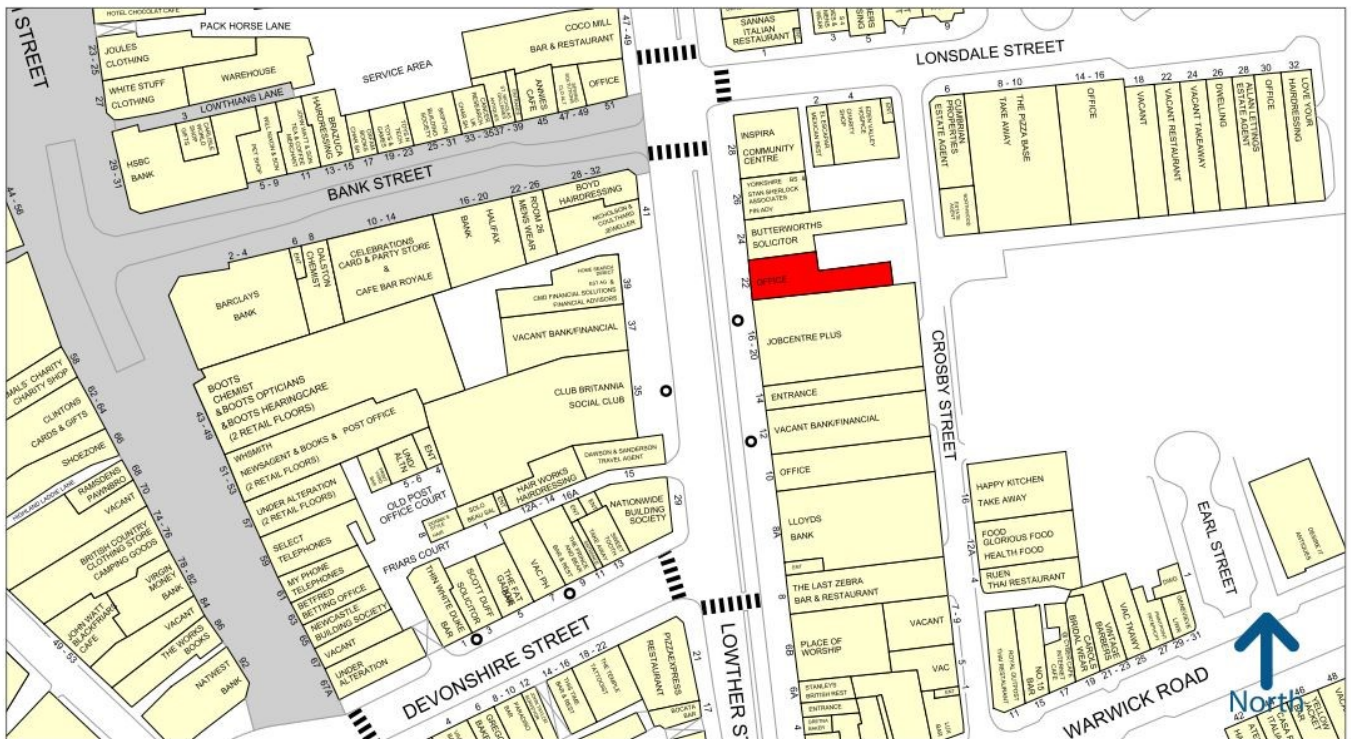
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Carigiet Cowen



Carlisle



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