

6917/MC

CARLISLE

35 CASTLE STREET

TO LET

****CITY CENTRE UNIT****
****NO VAT PAYABLE****

LOCATION

Carlisle is the chief administrative and commercial centre in Cumbria. Castle Street lies just to the north of the city's pedestrianised retail core and at the centre of Carlisle's historic quarter, with this property looking directly onto the historic city's cathedral.

For identification purposes only, the property is shown coloured red on the Goad Trade Plan attached.

DESCRIPTION

35 Castle Street is arranged over ground floor accommodation with a large basement and mezzanine as additional ancillary areas. The unit forms part of what was previously a bank building. This space would be suitable for a variety of retail and office uses.

The main features include:-

- Cat II Lighting
- Air Conditioning
- 3 Phase Electricity
- Staff Kitchen & WC

ACCOMMODATION

Ground Floor	729 sq ft	(67.76 sq m)
Mezzanine	367 sq ft	(34.18 sq m)
Basement	986 sq ft	(91.67 sq m)

This unit can also be amalgamated with the neighbouring property, 37 Castle Street.

SERVICES

We understand that water, electricity and drainage are connected to the property. Air conditioning is also fitted to the unit.



RATING ASSESSMENT

This property has been subdivided into two separate units therefore, a reassessment will be required.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-98.

TERMS

Available **TO LET** on a new lease by way of service charge for a term of years to be agreed at a rent of **£15,000 per annum exclusive**.

The current service charge provision is **£3,110.93** per annum

COSTS

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

VAT

This property is not elected for VAT.

VIEWINGS

Strictly by appointment with the joint agent, Carigiet Cowen. For further information, please contact

Michael Cox:
Tel: 01228 635007
Email: mcox@carigietcowen.co.uk

Ben Blain:
Tel: 01228 635002
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Or through our joint agents, Buxton Group

Details prepared

April 2022

Carigiet Cowen



Carlisle



50 metres

Experian Goad Plan Created: 11/01/2022
Created By: Carigiet Cowen



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