

TO LET

Various Commercial Uses – Subject to Planning

**Carigiet
Cowen**

**2 CORPORATION ROAD
CARLISLE, CA3 8XB**



PROMINENT COMMERCIAL BUILDING

* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *

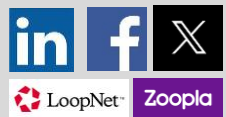
* NO VAT PAYABLE *

* DEDICATED CAR PARKING TO THE REAR *



01228 544733

www.carigietcowen.co.uk



LOCATION

Carlisle is the main commercial centre for Carlisle and south-west Scotland, with a resident population of approximately 85,000, but a much wider catchment area. The city draws from the main west Cumbrian towns of Whitehaven and Workington as well as the Scottish towns of Dumfries, Lockerbie and other towns within the Borders region. The city has good transport links via the M6 motorway at Junctions 44, 43, and 42, and Carlisle Railway Station is situated on the West Coast Main Line.

2 Corporation Road is conveniently located at the intersection of Corporation Road and Rickergate, just off Warwick Street. The property is situated to the west of Hardwicke Circus roundabout, with the Civic Centre and Adrianos located opposite. Disc zone parking is available immediately behind the building. The Lanes Shopping Centre, The Market Hall, including the newly opened B&M Bargains, TK Maxx, The Old Fire Station events venue, and the main pedestrianised shopping pitch of Scotch Street and English Street lie within close proximity.

For identification purposes only, the property is shown circled in red on the location plan below:-

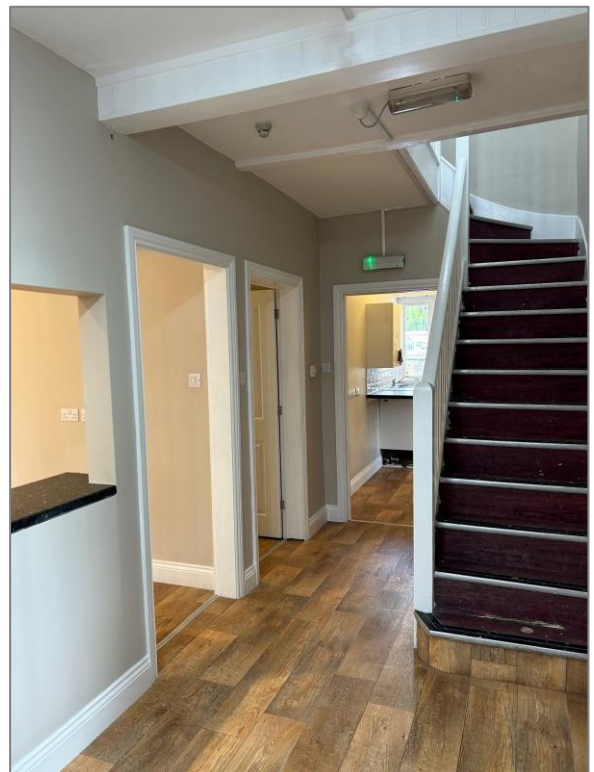


DESCRIPTION

2 Corporation Road is a two-storey end-of-terrace building, constructed using traditional blockwork and features a rendered exterior beneath a pitched slate roof. Internally, the ground floor comprises one front-facing room, with another room to the rear providing access to the car parking area via an exit door. A separate kitchen is located at the back of the property, also with external access. The first floor has three separate rooms and a bathroom. The property benefits from dedicated parking to the rear, for up to 4 vehicles.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor		
Front Room	17.06	184
Rear Room	17.50	188
Kitchen	6.55	70
First Floor		
Rear Room	17.53	189
Front Room	16.95	183
Front Room 2	7.58	82
Bathroom	4.82	52
Total Area	87.99	(947)



SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. Heating is provided by a gas-combi boiler.

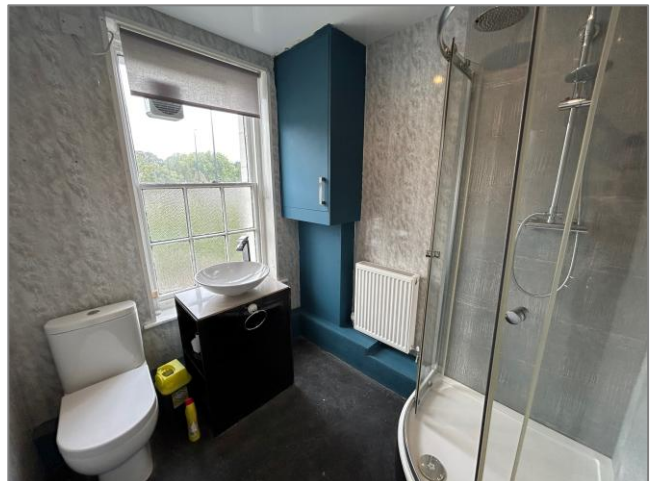
RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £8,200. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-102.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent in the region of **£14,750 per annum exclusive.**

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the rent.

VIEWS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk



Prepared: September 2025

7912/BB

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.