

7130/BB

CARLISLE

21 LOWTHER STREET
UPPER FLOORS

TO LET

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



LOCATION

Carlisle is the chief administrative centre for Cumbria, with a resident population circa 85,000 and a catchment in excess of 120,000 drawing on the surrounding towns of Workington, Whitehaven and Dumfries. The city is the main retail centre for the area, the nearest competing commercial centres being Glasgow 90 miles north; Newcastle 60 miles east; and Preston 90 miles south.

The property is located on Lowther Street, at the intersection with Devonshire Street. Nearby occupiers include Lloyds Bank, Nationwide Building Society, Nando's, as well as other private and national operators.

DESCRIPTION

The property is a three storey corner building of masonry construction, under a pitched slate roof. The upper floors are self contained and the entrance vestibule provides dedicated access.

Both floors have their own WC and kitchen facilities and therefore could be let on an individual basis.

ACCOMMODATION

First Floor	108.31 sq m	1,166 sq ft
Second Floor	108.42 sq m	1,167 sq ft
Total	216.73 sq m	2,333 sq ft

SERVICES

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

Details Amended: Jan 2024

RATEABLE VALUE

The Valuation Office Agency website describes 21 Lowther Street as an Office and Premises with a 2023 List Rateable Value of £12,000. The Small Business Non -Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

TERMS

The property is available **TO LET** for a term of years to be agreed at a **Reduced rent of £7,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-99.

COSTS

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

VAT

We understand the property is elected for VAT and will be payable on rent and other outgoings.

VIEWINGS

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

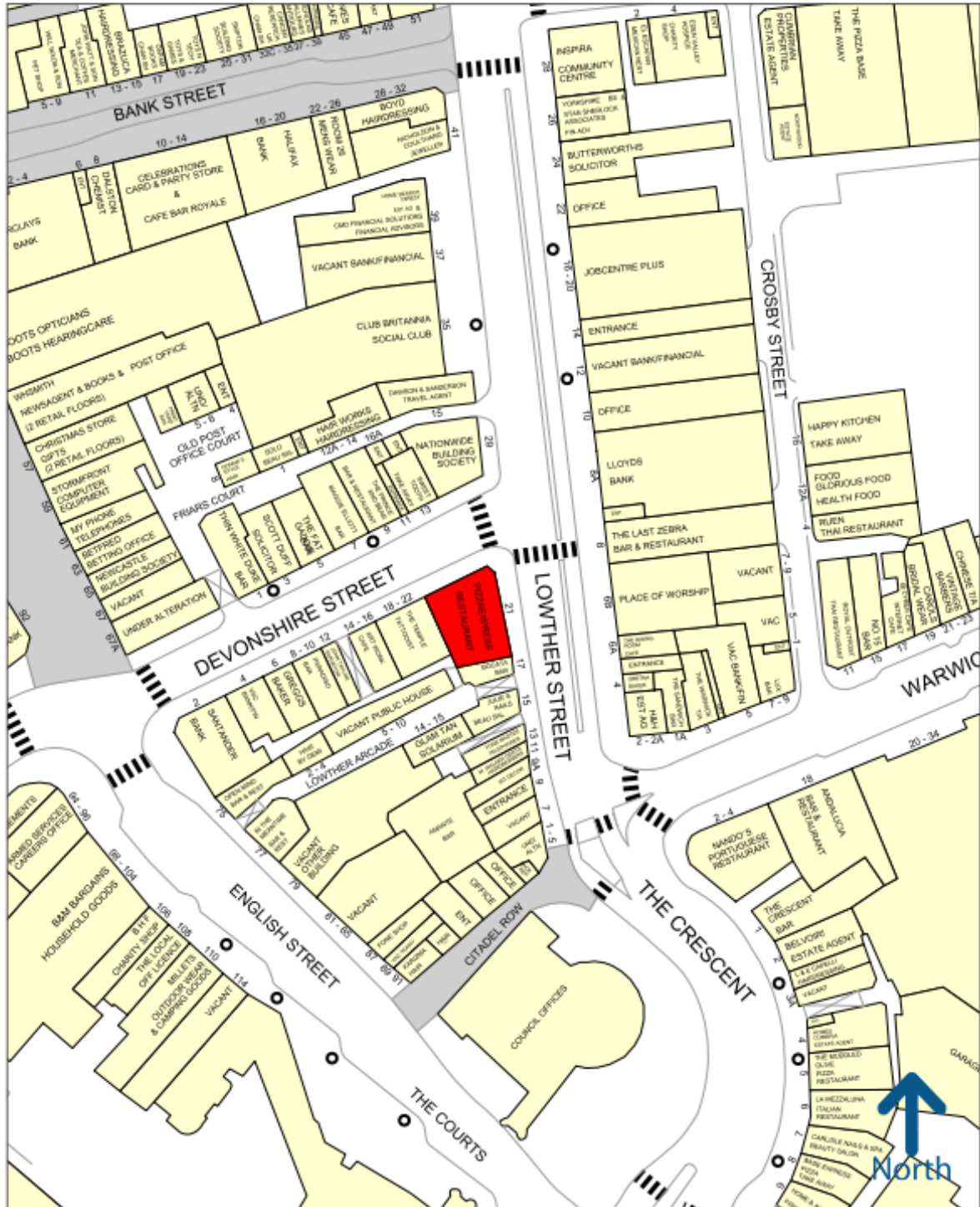
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Carigiet Cowen



Carlisle



50 metres

Experian Goad Plan Created: 27/10/2022
Created By: Carigiet Cowen



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