

7461/BB

CARLISLE

4 DEVONSHIRE STREET

TO LET

**** PRIME RETAIL UNIT ****

**** SUITABLE FOR VARIOUS USES ****

****NO VAT PAYABLE****



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 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 Devonshire Street, a popular street in the centre of Carlisle city centre that is home to a number of well established restaurants and bars..

For identification purposes only the property is shown coloured red on the attached Goad trade plan.

DESCRIPTION

A three storey Grade II listed mid-terraced property of traditional stone construction. Providing a rectangular shaped ground floor retail premises with basements, offices on the first and basic second floor ancillary areas.

ACCOMMODATION / AREAS

Net Sales Area	73.95 sq m	(796 sq ft)
Sales ITZA	60.57.sq m	(652 sq ft)
First Floor	47.45 sq m	(511 sq ft)
Second Floor	N/A sq m	(N/A sq ft)
Basement	26.85 sq m	(289 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy rating of E-124.

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Bank and Premises with a 2023 List Rateable Value of £26,500. The Small Business Non-Domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent of **£26,750 per annum exclusive**

COSTS

Each party will bear their own legal costs incurred in the transaction. Subject to covenant strength, a rental deposit may be required.

VAT

We understand the property is not elected for VAT and VAT will not be payable on the sale price.

VIEWINGS

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

Ben Blain Tel: 01228 635002
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Details prepared

January 2024

FOR IDENTIFICATION PURPOSES ONLY



Carlisle



Experian Goad Plan Created: 29/01/2024
Created By: Carigiet Cowen



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