

TO LET

GROUND FLOOR
26-40 ENGLISH STREET
CARLISLE CA3 8HU

Carigiet
Cowen



PRIME RETAIL UNIT

SITUATED BETWEEN TESCO & CAFFE NERO
AVAILABLE IN VARIOUS SIZES & CONFIGURATIONS

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 90,000 and a 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. Carlisle is positioned on the West Coast Mainline and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is located on English Street, the prime shopping street for Carlisle which is fully pedestrianised. English Street benefits from mainly national representation throughout and occupiers include Marks & Spencer, Primark, Loungers, Costa, Hotel Chocolat, Caffé Nero and shortly Tesco Express. The subject unit is in between two national operators, Tesco Express is set to open in April. The trading position of 26-40 English Street is arguably the best in Carlisle City Centre.

Carlisle is currently benefiting from multiple government-funded projects close to English Street that are ongoing or in the pipeline to transform the city centre. These are close to the subject premises and include:

- Carlisle Citadels project will create an inspirational, inclusive and accessible landmark campus in the centre of the city by 2026, bringing university of Cumbria to the heart of Carlisle.



- Significant plans for the redevelopment of the front of Carlisle Railway Station have now been officially submitted in November 2024.



- The Market Square and Greenmarket regeneration project commenced in August 2024, aiming to improve the 6,000-square-metre area in the city centre.



DESCRIPTION

26-40 English Street comprises a substantial block of property made up of traditional brick construction. The ground floor unit benefits from attractive glazed frontage onto English Street and is DDA accessible, and is currently fitted out for department store use and would be suitable for a variety of uses subject to planning. Various accesses are provided to the rear and side. Interested parties of varying uses are encouraged to view the space and floor plans available.

The space is suitable for a variety of retail, leisure and office uses, subject to planning. Various sizes and configurations can be offered, subject to terms.

ACCOMMODATION

Circa 4,000 - 5,000 sq ft is available as a layout on the ground floor of the property. Up to circa 20,000 sq ft can be provided at ground floor level.

SERVICES

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

RATEABLE VALUE

The property is currently undergoing a re-assessment.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C-54.

LEASE TERMS AND RENT

Available in a range of floor plates and configuration on a **TO LET** basis on new leases, for a term of years to be agreed. Bespoke fit out packages are available.

COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

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

VIEWINGS

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

Ben Blain

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7394/BB

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