

22 LOWTHER STREET

CARLISLE, CA3 8DA

TO LET

**Carigiet
Cowen**

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LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 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 Lowther Street, close to the intersection with Devonshire Street, in a popular mixed retail and evening leisure area. Nearby occupiers include Lloyds Bank, Nationwide Building Society, Nando's, CMD Financial Solutions and Homeseach Direct.

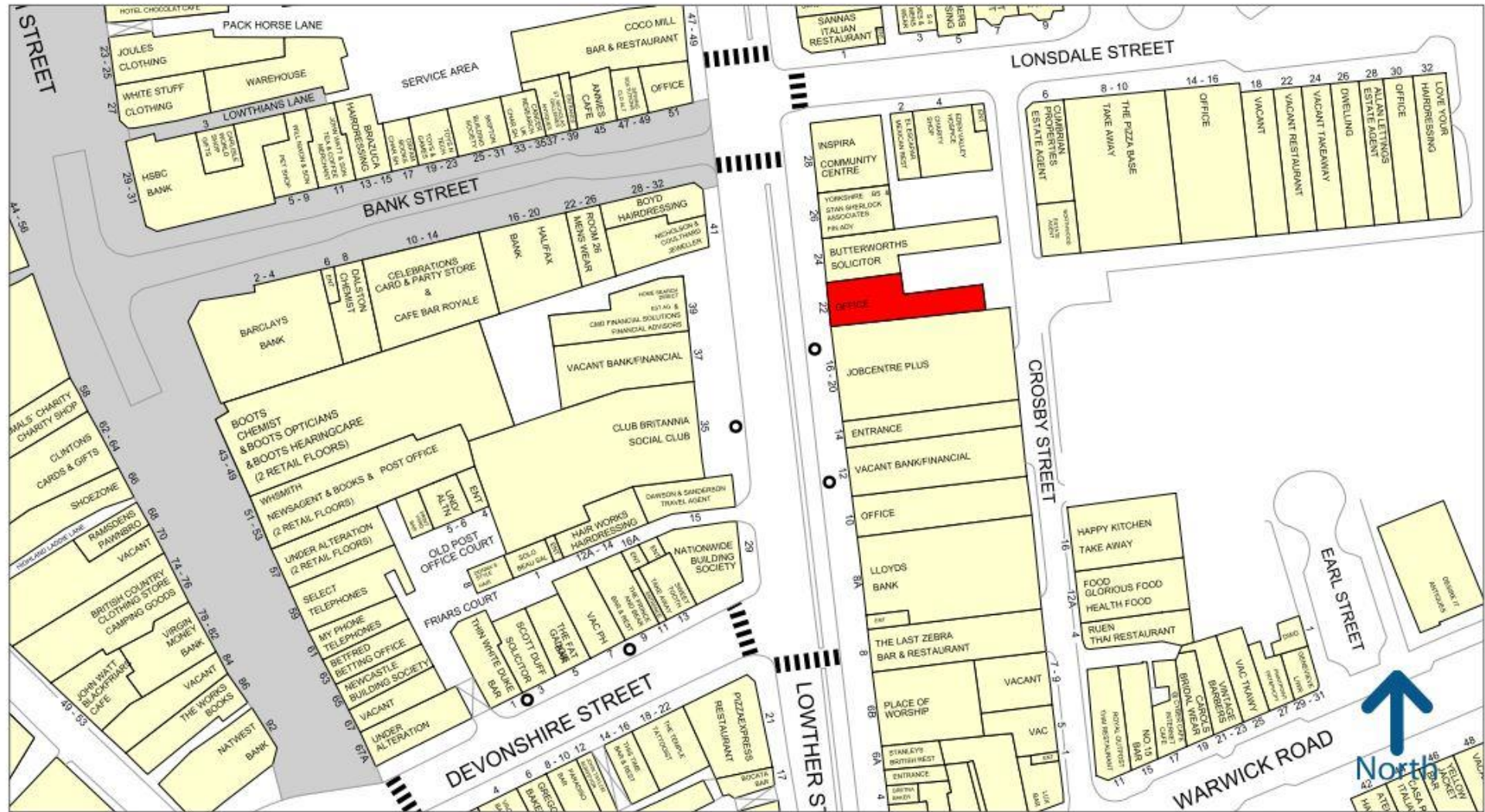
The new University of Cumbria campus and Borderland redevelopment of the Citadel Buildings and Carlisle Train Station is in the pipeline and due to commence shortly. This building lies within close proximity to these developments.

DESCRIPTION

A Grade II listed building made up of red sandstone construction under a pitched slate roof.

22 Lowther Street provides recently refurbished office accommodation also suitable for retail and leisure uses. The accommodation is spread across five floors and has been refurbished to an extremely high-quality specification throughout. The lower ground floor can be self contained due to the separate access from street level which provides the ability to split the unit, and for an operator to attain 100% Business Rates Relief.

The property benefits from 5 no. car parking spaces which are found at the rear and accessed from Crosby Street.



50 metres



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Created By: Carigiet Cowen

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FLOOR AREAS

Net Internal Area **4,653 sq ft (432 sq m)**

Comprising: -

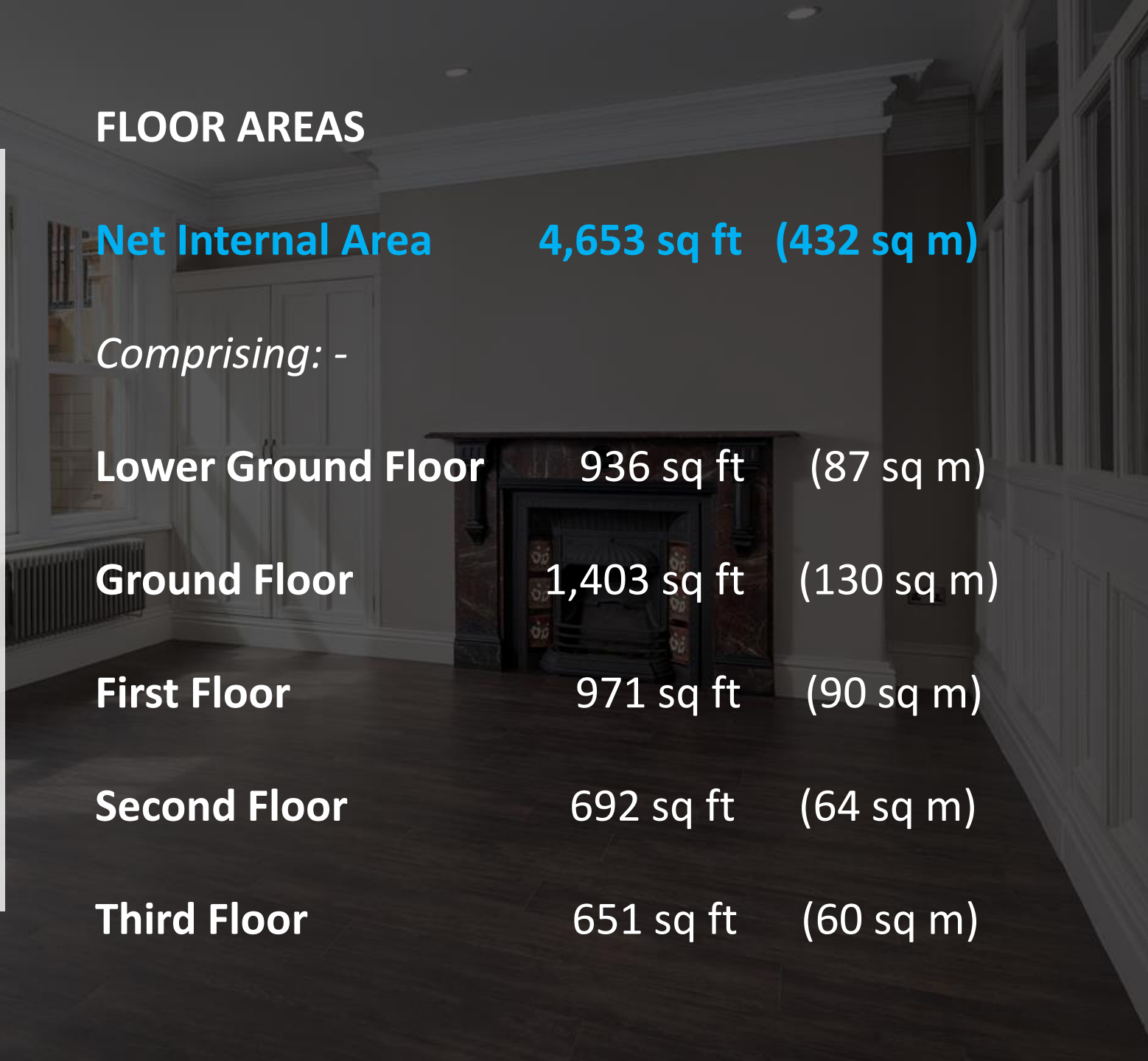
Lower Ground Floor **936 sq ft (87 sq m)**

Ground Floor **1,403 sq ft (130 sq m)**

First Floor **971 sq ft (90 sq m)**

Second Floor **692 sq ft (64 sq m)**

Third Floor **651 sq ft (60 sq m)**



SERVICES

We understand mains gas, water and electricity are connected to the property. The ground and upper floors benefit from ceiling mounted air conditioning units.

RATEABLE VALUE

The Valuation Office Agency describes the property as Office and Premises with a 2017 List Rateable Value of £19,750 for the GF/FF/SF/TF, altering to £21,750 from April 2023.

The Lower Ground Floor has a 2017 List Rateable Value of £6,300, altering to £5,100 from April 2023.

The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D-92.





TERMS

The property is available TO LET on a new lease for a term of years to be agreed.

RENT

Whole: £65,000 per annum exclusive

GF/FF/SF/TF: £50,000 per annum exclusive

Lower GF: £20,000 per annum exclusive

All of the above subject to term and covenant strength

COSTS

Each party will bear their own legal costs incurred

VAT

VAT will be charged in addition at the prevailing rate on the rent

VIEWINGS

For further information please contact: -

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