

# TO LET

PRIME RETAIL UNIT

Carigiet  
Cowen

67 ENGLISH STREET, CARLISLE CA3 8JU



PRIME CITY CENTRE RETAIL UNIT

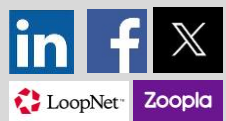
\* SUITABLE FOR A VARIETY OF COMMERCIAL USES \*

\* WITHIN 100M OF PROPOSED UNIVERSITY DEVELOPMENT \*



01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

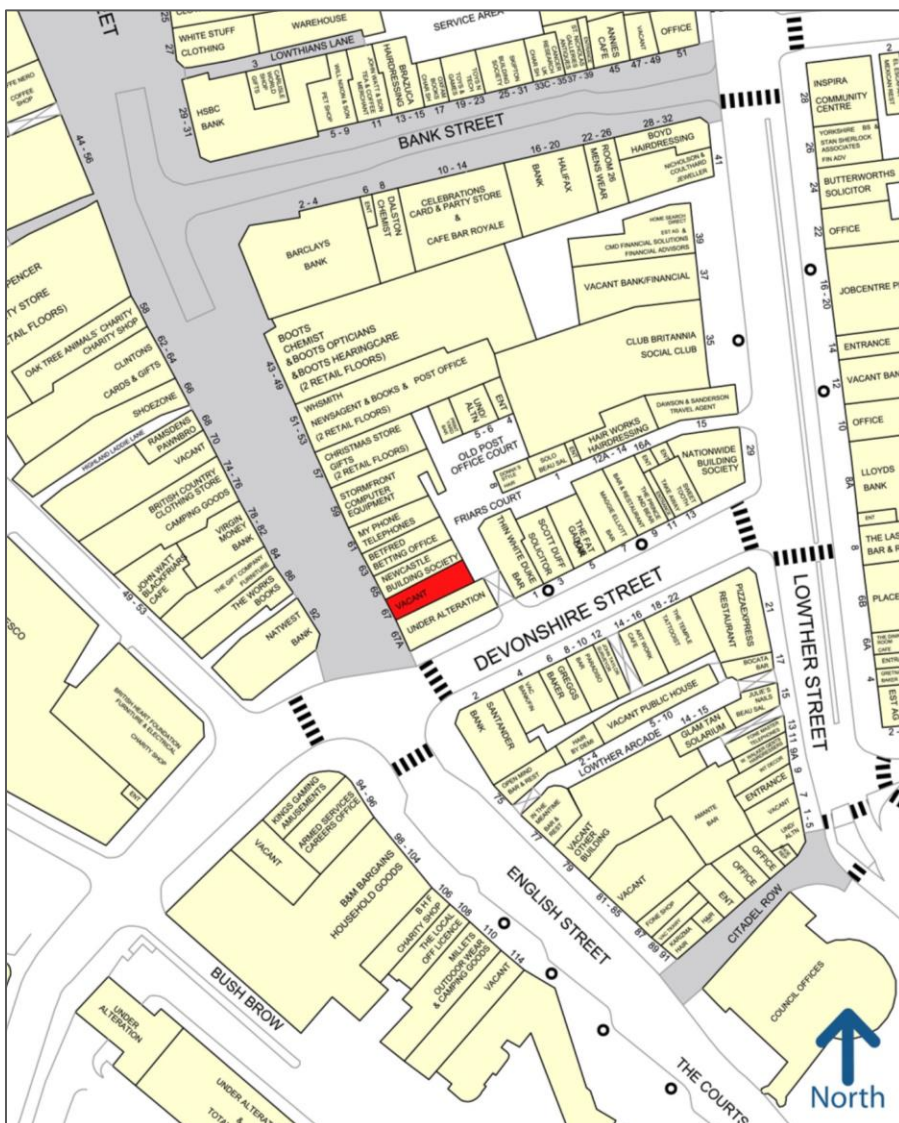


## LOCATION

67 English Street is located on the main central pedestrianised shopping street for Carlisle. The southern section where 67 English Street lies is close to Carlisle Railway Station.

English Street benefits from mainly national representation throughout and occupiers include Marks & Spencer, House of Fraser, Primark, Joules, Hotel Chocolat, White Stuff and Boots. The building sits between Cumberland Building Society and Newcastle Building Society. Just across the intersection from here with Devonshire Street, the most southern part of English Street is lined up for redevelopment in the forthcoming years due to the Borderlands Inclusive Growth Deal. This will include a new university campus and leisure redevelopment.

Further information can be found here:- Borderlands Site ([borderlandsgrowth.com](http://borderlandsgrowth.com))



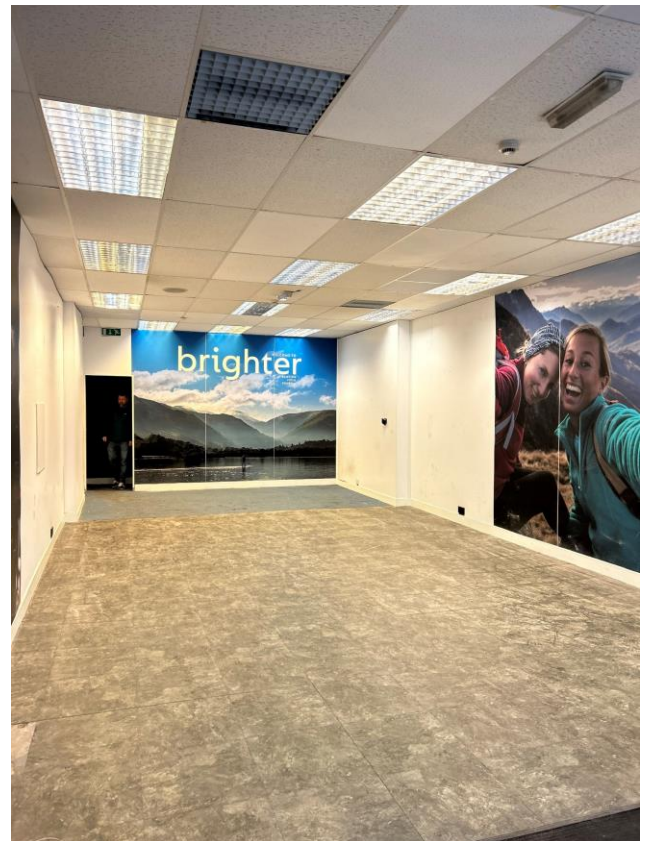
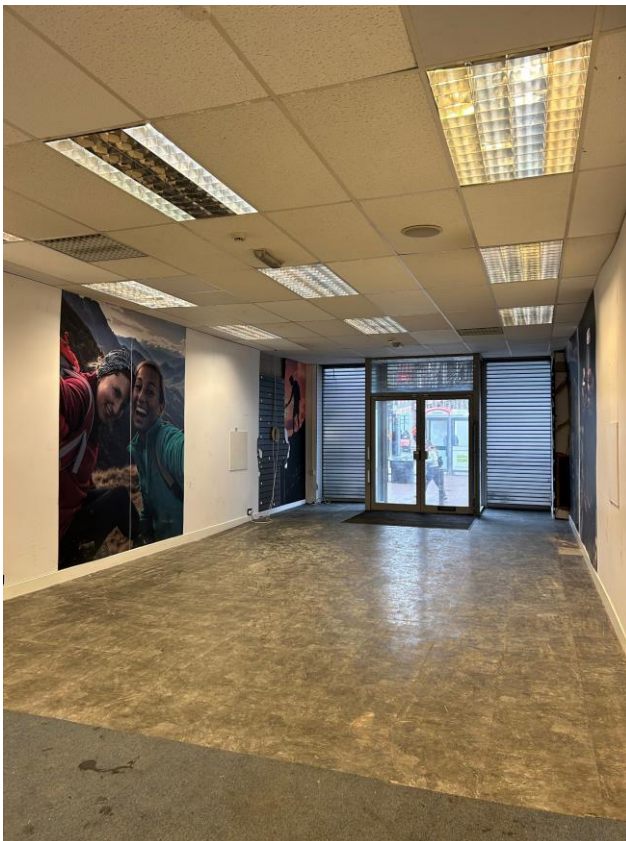


## DESCRIPTION

A mid terraced commercial building with glazed frontage to English Street and DDA accessibility. The building benefits from rear access also. Suitable for a variety of commercial uses. The building benefited from an overhaul of the roof a few years ago and has an electronic roller shutter door to the front.

## ACCOMMODATION

| Floor        | Sq m          | Sq ft           |
|--------------|---------------|-----------------|
| Ground Floor | 85.57         | (921)           |
| Basement     | 81.23         | (874)           |
| First Floor  | 74.32         | (800)           |
| Second Floor | N/A           | N/A             |
| <b>Total</b> | <b>241.12</b> | <b>( 2,595)</b> |



## SERVICES

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

## RATEABLE VALUE

The rating assessment for the property has been taken out of the 2023 Rating List with effect from 3 February 2020 in anticipation of building reconstruction works taking place.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance Asset Rating of E-117.

## 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 **£22,500 per annum exclusive.**

## COSTS

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

## 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

Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison

Tel: 01228 635007

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

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