

7403/BB

CARLISLE

**FORMER TESCO PREMISES
VICTORIA HOUSE, VICTORIA VIADUCT
CA3 8AJ**

**TO LET
AS A WHOLE OR IN PART**

***** LARGE RETAIL UNIT *****

***** PROMINENT CITY CENTRE LOCATION *****

***** CLOSE TO PROPOSED UNIVERSITY CAMPUS *****

***** DEDICATED CAR PARK FOR APPROX 30 CARS UNDERNEATH *****



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 85,000 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 Victoria Viaduct close to 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 and Joules. The trading position of Victoria Viaduct is positioned close to Carlisle Railway Station and the newly proposed university campus.

The location of the subject property is shown on the goad trade plan overleaf.

DESCRIPTION

The former Tesco superstore comprises a substantial retail warehouse premises benefitting from personnel access doors to Victoria Viaduct and Blackfriars Street. In addition, accessible delivery loading doors and access to the underground car parking area are available from Blackfriars Street.

Internally the accommodation is largely open plan and L shaped. There are two floors of offices to the front part of the building fronting on to Victoria Viaduct. The building has an eaves height of **TBC**.

The property would be suitable for a range of large scale retail uses including continued use as a supermarket, retail warehouse, leisure facility, hotel and potentially trade counter / industrial, subject to planning.

ACCOMMODATION

Ground Floor	27,000 sq ft	(2,508 sq m)
First Floor Offices	1,472 sq ft	(137 sq m)
Second Floor Offices	1,392 sq ft	(129 sq m)
Car Park	30 no. spaces	

The accommodation could be available in a range of configurations and sizes, subject to use, suitability and covenant strength.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C-64.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £285,000.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 51.2p.

TERMS

Available **TO LET** on a new lease for a term of years to be agreed, at a rent in the region of £175,000 per annum exclusive.

Alternatively, a sale of the freehold may be considered.

COSTS

Each party will be responsible for their own legal 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: -

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Details Prepared

November 2023



GOAD PLAN

Carigjet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

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