

6797/BB

CARLISLE

70/78 LOWTHER STREET

TO LET

**FORMER SUPERMARKET PREMISES
PROMINENTLY POSITIONED IN
CARLISLE CITY CENTRE**



LOCATION

The property is situated opposite the Lanes Shopping Centre, in a busy city centre position of Carlisle. Nearby occupiers include William Hill, Hollywood Nails and Supercuts. For identification purposes only, the property is shown shaded red on the attached extract from the Goad Trade Plan.

DESCRIPTION

A former supermarket premises with extended glazed frontages to Lowther Street and return frontage to Chapel Street. Internally the accommodation is largely open plan, with internal cold stores, offices and first floor stores.

The self contained first floor accommodation provides 3 no. rooms. The unit is suitable for various uses, subject to planning.

The landlord has intentions to split the unit, subject to demand and requirements.

ACCOMMODATION

Ground Floor

Retail Space	4045 sq ft	(376 sq m)
Office	87 sq ft	(8.1 sq m)
Office	87 sq ft	(8.1 sq m)
Storage	138 sq ft	(12.8 sq m)
Storage	732 sq ft	(68 sq m)
Cold Store	656 sq ft	(60.9 sq m)

First Floor

Internal Store	716 sq ft	(66.5 sq m)
Office/Studio	301 sq ft	(28.0 sq m)
Office/Studio	114 sq ft	(10.6 sq m)
Store	45 sq ft	(4.2 sq m)

Total 6921 sq ft (643.2 sq m)

SERVICES

Mains water, electricity and drainage are connected to the building.

RATING

The Valuation Office Agency website indicates the property and premises has a 2017 List Rateable Value of £55,000.

***Eligible businesses may be able to claim 66% rate relief up to 31st March 2022 & 50% rate relief from 1st April 2022 to 31st March 2023 ***

LEASE TERMS

Available **TO LET** on a new lease, for a term of years to be agreed.

RENT

£50,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be made available shortly.

VAT

VAT is payable on the rent.

COSTS

Both parties will be responsible for their own legal costs in connection with the lease.

VIEWINGS

Strictly by appointment through the sole agents, Carigiet Cowen. For further information contact:

Ben Blain Email: bblain@carigietcowen.co.uk
Lewis Fuller Email: lfuller@carigietcowen.co.uk

Details amended: Oct 2021

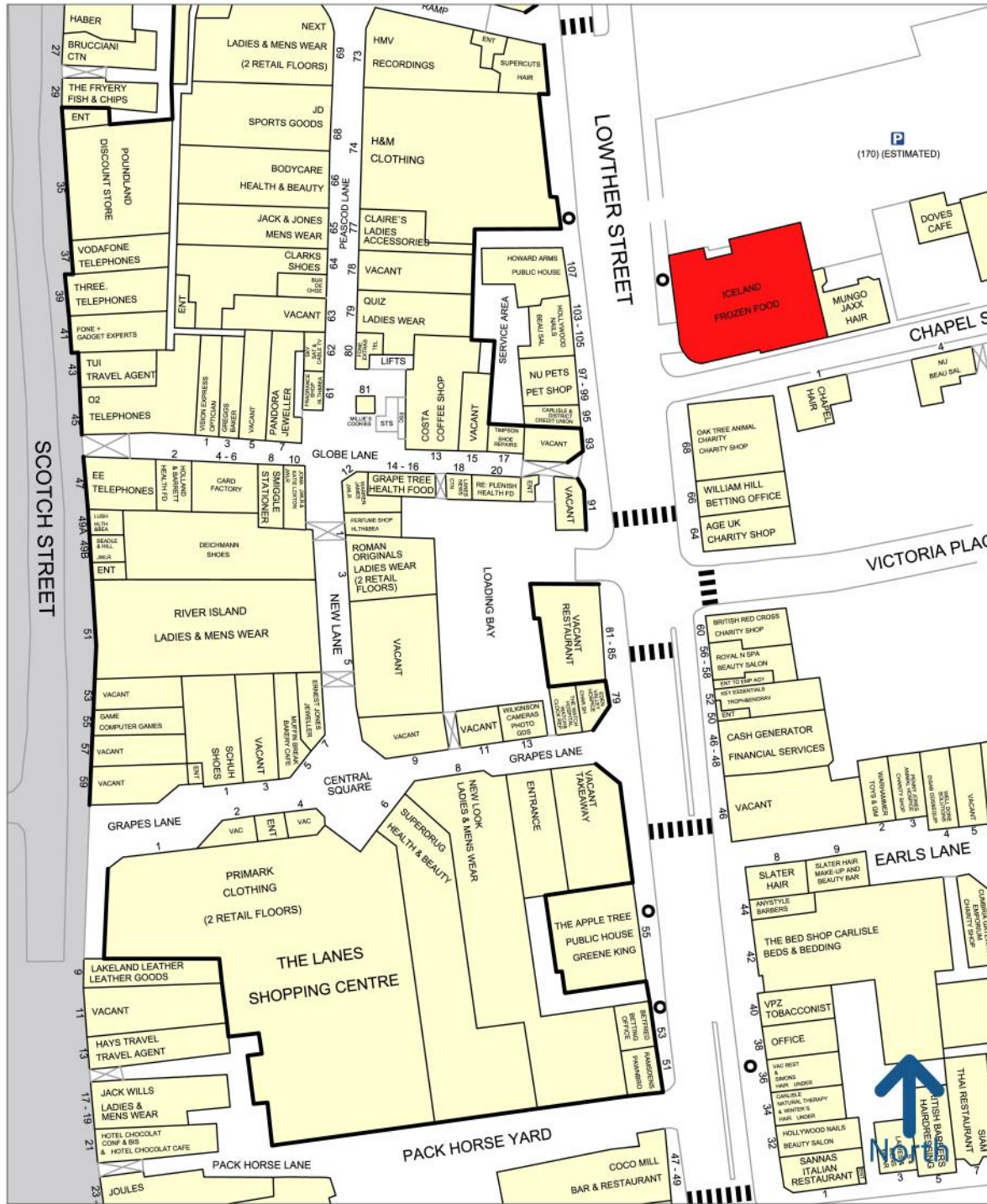


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Carlisle



50 metres

Experian Goad Plan Created: 03/09/2021
Created By: Carigiet Cowen



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