

TO LET

WHOLE PROPERTY (CAN BE SPLIT)

GROUND FLOOR UNITS 1 & 2 ST NICHOLAS STREET, CARLISLE CA1 2EF

Carigiet Cowen



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* PROMINENT ROADSIDE RETAIL UNIT *

* EXTENSIVE PARKING *

* STRONG DISPLAY FRONTAGE ONTO ST NICHOLAS STREET *



LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland with a resident population of circa 90,000, but a much wider catchment. The city benefits from convenient transport links to other parts of the UK, lies on the fringe of the Lake District National Park and will shortly open Carlisle Airport, providing flights to Ireland and the south of England.

St Nicholas Street lies off London Road, one of the busiest and main arterial routes through the centre of Carlisle, providing convenient access to J42 of the M6 Motorway a couple of miles to the south.

The property benefits from a highly visible roadside location close to Dominos and the St Nicholas Gate Retail Park, where national occupiers include Asda, Poundland, Iceland, B & M Bargains and Halfords.

DESCRIPTION

Units 1 & 2 St Nicholas Street comprise a large, regular-shaped ground floor only unit with extensive glazed frontages and DDA personnel access doors to the front. Integral staff facilities and access doors for loading / unloading are installed to the rear.

USE

The accommodation would be suitable for a variety of commercial uses including: -

- Sales Showroom / Trade Counter
- Funeral Directors
- Children's Nursery / Kids Soft Play Area
- Offices



ACCOMMODATION

Floor	Sq m	Sq ft
Total Floor Area	1,055.66	11,363
Comprising:		
Unit 1	488.71	2,258
Unit 2	567.20	6,105

The unit is available as a whole or in part. Externally, the property benefits from a dedicated extensive surfaced car park to the rear.

SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating/cooling is provided to the sales space by way of a ceiling mounted climate control system.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Showroom and Premises with a 2023 List Rateable Value of £40,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 EPC Rating: E-123

Unit 2 EPC Rating: C-68

LEASE TERMS AND RENT

The property is available TO LET on a new effective FRI lease by way of service charge for a term of years to be agreed at a rent in the region of £5 per sq ft per annum.

COSTS

Each party will bear their own costs incurred.

VAT

No VAT is payable on the rent.

VIEWINGS

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

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6130/BB



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