

7394/BB

CARLISLE

THIRD FLOOR
26-40 ENGLISH STREET
CA3 8HU

TO LET

****CITY CENTRE LOCATION****

****COMMERCIAL ACCOMMODATION****

****RECTANGULAR SHAPED UNIT****

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 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 accommodation is part of the former House of Fraser demise located on the top floor, with self contained access via a passenger lift. For identification purposes only, the location of the subject property is shown overleaf.

DESCRIPTION

A rectangular shaped unit, with open plan floor space and private rooms, featuring a staffroom kitchen and WCs. Suitable as office, studio, accommodation. Floor plans are provided overleaf. Viewing is highly recommended to full consider the opportunity that is available.

AREA

Net Internal Area 529.40 sq m (5,698 sq ft)

SERVICES

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



RATEABLE VALUE

A reassessment will be required as part of the sub-division of the building.

TERMS

The accommodation is available **TO LET** on a new lease for a term of years to be agreed at a rent from £1 per sq ft, subject to terms. A service charge is payable on top of the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-54.

VAT

We understand that the property is elected for VAT, therefore VAT is payable on the rent, and other outgoings.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:-

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Details prepared

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Elevations



Floor Plan





