

7394/BB

CARLISLE

UNIT A & B
26-40 ENGLISH STREET
CA3 8HU

TO LET

CITY CENTRE LOCATION

SUITABLE FOR VARIOUS USES

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 subject property is part of the former House of Fraser demise, with proposed access facing onto St Cuthberts Lane. For identification purposes only, the location of the subject property is shown overleaf.

DESCRIPTION

A double fronted rectangular unit, with proposed dedicated access to St Cuthbert's Lane. Available as a whole or in part. Suitable for a variety of uses including; retail / office / salon / café / restaurant. Additional accommodation can be made available either side of this space, subject to requirements

AREA

UNIT A approximately 833 sq ft
UNIT B approximately 833 sq ft

SERVICES

We understand mains water, electricity, gas and drainage are connected to the unit. As part of a new letting, WCs will be provided to these areas.



RATEABLE VALUE

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

TERMS

The units are available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£15,000 per annum** each, or **£25,000 per annum exclusive** for the whole. A service charge is payable on top of the rent.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

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

VIEWINGS

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

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

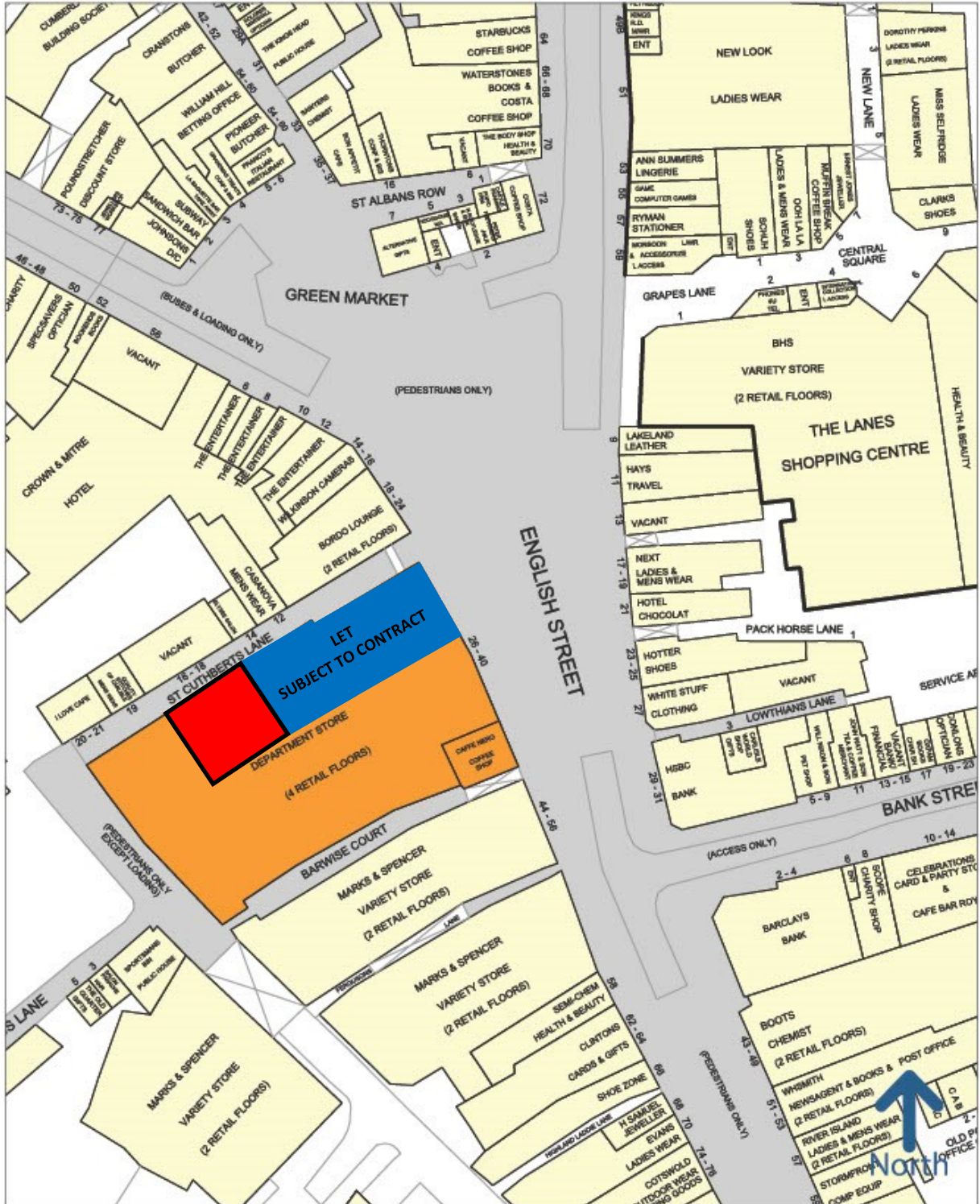
Amelia Harrison
Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

Details prepared
June 2024





Carlisle



50 metres



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Experian Goad Plan Created: 14/06/2024
Created By: Carigiet Cowen

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