

7567/BB

CARLISLE

2 ROSEMARY LANE
CA3 8PW

TO LET

****TOWN CENTRE LOCATION****

****100% BUSINESS RATES RELIEF****

****SUITABLE FOR A VARIETY**
OF COMMERCIAL UNITS**



LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 80,000 but much wider catchment. The city pulls from the surrounding Cumbrian towns of Workington, Whitehaven and Penrith, as well as the Scottish borders towns and Dumfries. The nearest city hubs include Newcastle, 60 miles east, Glasgow, 100 miles north and Manchester 120 miles south, therefore Carlisle is well situated in the north west of England and lying immediately on the border with Scotland.

The subject property is located on Rosemary Lane which links Fisher Street and Treasury Court with Scotch Street. Nearby occupiers include McDonalds, Foot Asylum, and a range of local shops in Treasury Court.

DESCRIPTION

The unit comprises a ground floor unit providing open plan sales area with staff and customer WC's and storage accommodation. The property would lend itself to a range of commercial uses including, small café, office, retail or beauty salon.

ACCOMMODATION

Net Sales Area	83.66 sq m (901 sq ft)
Stores	7.06 sq m (76 sq ft)

SERVICES

We understand mains water, electricity and drainage are connected. Heating and cooling ceiling cassettes are installed.

RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £10,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

****100% BUSINESS RATES RELIEF****

TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed, at a rent in the region of **£7,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-57.

VAT

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

VIEWINGS

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

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Carlisle



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