

7741/BB

CARLISLE

FIRST FLOOR
UNIT 3 ST NICHOLAS STREET,
CA1 2EF

TO LET

****PROMINENT LOCATION****

****DDA LIFT ACCESS****

****NO VAT PAYABLE****

****LARGE DEDICATED CAR PARK****

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 premises are located approximately ¼ mile south of the prime city centre retail area just off the main A6 trunk road which is the main arterial route into the city from the south, linking with junction 42 of the M6 motorway. First floor unit 3 sits above Oaktree Animal Charity and adjacent to Best Connection.

DESCRIPTION

Spacious first floor showroom/office accommodation with shared entrance foyer and the benefit of car parking to the rear. Benefitting from a modern passenger lift for DDA compliance.

ACCOMMODATION

First Floor Sales	401.03 sq m	(4,317 sq ft)
Staff Room	16.02 sq m	(172 sq ft)
WC		
Total	420.02 sq m	(4,489 sq ft)

SERVICES

Water, electricity, gas and drainage are connected to the property. A gas fired central heating system serves the suite.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £32,250. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.



ENERGY PERFORMANCE CERTIFICATE

We understand an EPC has been ordered and will be made available shortly.

TERMS

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 exclusive**. Subject to covenant strength, a rental deposit may be required.

COSTS

Each side to bear their own legal costs incurred in the transaction.

VAT

The property is not elected for VAT and therefore VAT will not be charged on rent and other outgoings.

VIEWINGS

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

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Details prepared:
February 2025



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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Carigiet Cowen



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