

CARLISLE
VICTORIA GALLERIES, VIADUCT HOUSE
VICTORIA VIADUCT, CA3 8AJ

TO LET



**** PROMINENT CITY CENTRE LOCATION ****

**** SUITABLE FOR VARIOUS COMMERCIAL USES ****

**** VAT FREE ****

RENT: £20,000 PER ANNUM

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.

Victoria Galleries occupies a prominent and convenient location fronting onto Victoria Viaduct within 100 metres of Carlisle city centre's pedestrianised zone, the popular Devonshire Street and Carlisle railway station. Other occupiers within Victoria House include Cartmell Shepherd Solicitors and Carvetti - Town & Country Interiors. National operators M&S, Spar and British Heart Foundation all sit within close proximity.

This area of Carlisle is shortly to undergo major regeneration with the introduction and building of the University of Cumbria Campus, positioned immediately opposite, on the former B&M / Woolworths site.

DESCRIPTION

- Modern & Vibrant Accommodation
 - Rectangular Floor Plate
 - Staff Kitchen Area
 - Panel Radiators
- * Suitable for Various Uses
 - * Separate Male & Female WCs
 - * High Levels of Natural Light
 - * Available as a Whole or in Parts

ACCOMMODATION/AREAS

Useable Floor Area 2,736 sq ft (254.17 sq m)

Subject to terms and covenant strength, the owner will give consideration to a sub division of the space to meet floor plate requirements.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

This property does not currently hold an Energy Performance Certificate. One is being commissioned and will be made available shortly.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £13,750. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

TERMS

The space is available **TO LET** on a new lease at a rent of **£20,000 per annum exclusive**.

COSTS

Each party will be responsible for their own legal and professional costs incurred with the transaction. A rental deposit may be required subject to covenant strength and lease length.

VAT

The property is not VAT registered, therefore VAT will not be payable on the rent.

VIEWINGS

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

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

Details Amended:

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:

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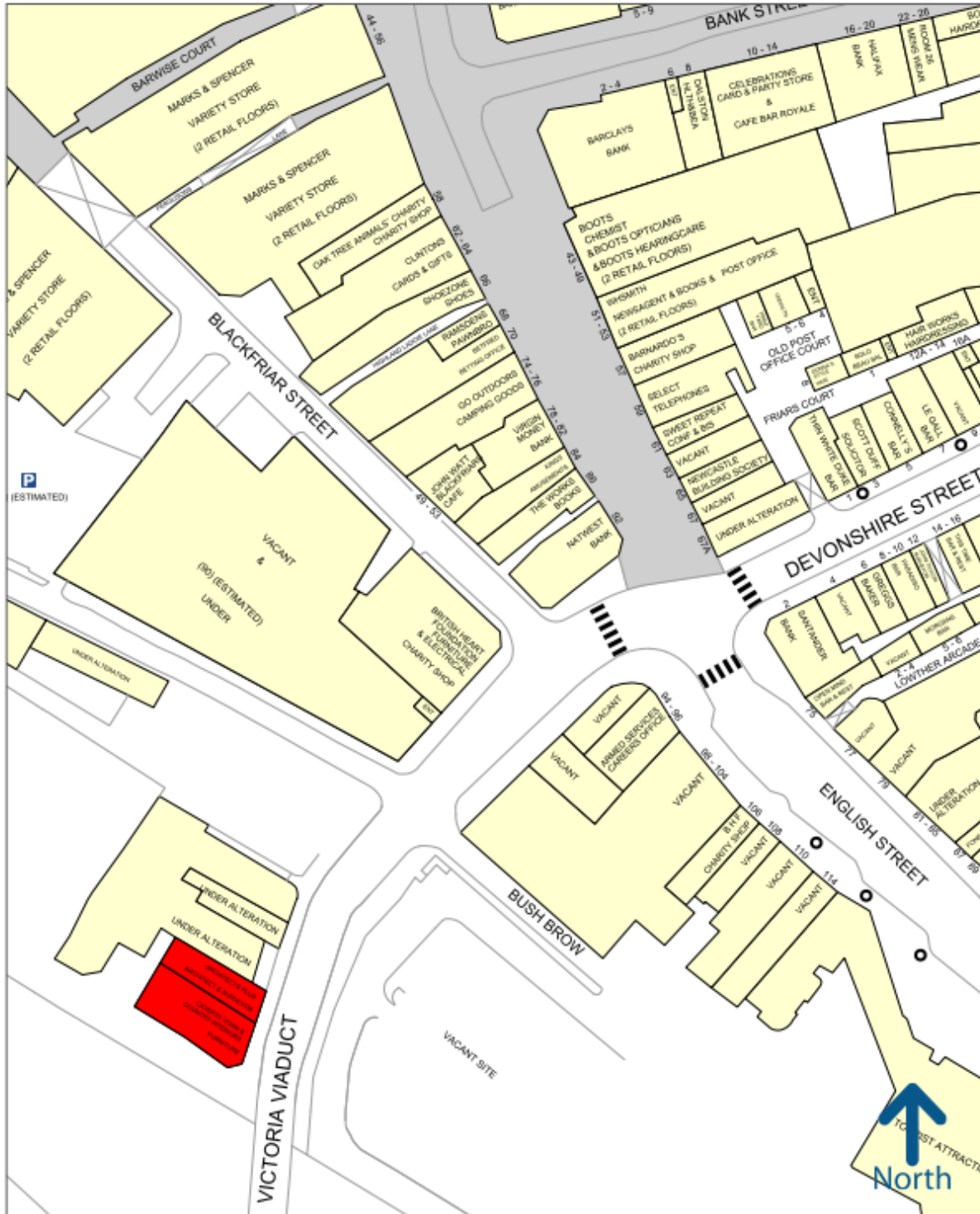
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Carigiet Cowen



Carlisle



Experian Goad Plan Created: 24/01/2025
Created By: Carigiet Cowen



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