

TO LET
CARLISLE
70/78 LOWTHER STREET



**** SUBSTANTIAL CITY CENTRE PREMISES ****

**** SUITABLE FOR A VARIETY OF COMMERCIAL USES ****

**** POSITIONED NEXT TO PROPOSED STACK DEVELOPMENT ****

FOR ILLUSTRATION PURPOSES ONLY: -



LOCATION

The property is situated opposite the Lanes Shopping Centre, in the busy city centre of Carlisle. Nearby occupiers include William Hill and Hollywood Nails. For identification purposes only, the property is shown shaded red on the attached extract from the Goad Trade Plan. The property sits immediately adjacent to a large pay & display car park which has recently undergone planning for a new STACK development similar to Newcastle and Seaburn STACK developments.

DESCRIPTION

A former supermarket premises with extended glazed frontages to Lowther Street and return frontage to Chapel Street. Internally the accommodation is largely open plan, with internal cold stores, offices and first floor stores. Access for customers is provided from Lowther Street and from within the adjacent car park. In addition, goods access is provided from Chapel Street. In addition, there is some first floor accommodation for offices / storage / staff accommodation.

ACCOMMODATION**Ground Floor**

Retail Space	4045 sq ft	(376 sq m)
Office	87 sq ft	(8.1 sq m)
Office	87 sq ft	(8.1 sq m)
Storage	138 sq ft	(12.8 sq m)
Storage	732 sq ft	(68 sq m)
Cold Store	656 sq ft	(60.9 sq m)

First Floor

Internal Store	716 sq ft	(66.5 sq m)
Office/Studio	301 sq ft	(28.0 sq m)
Office/Studio	114 sq ft	(10.6 sq m)
Store	45 sq ft	(4.2 sq m)

Total 6921 sq ft (643.2 sq m)

SERVICES

Mains water, electricity and drainage are connected to the building.

RATING

The Valuation Office Agency website indicates the property has a 2023 List Rateable Value of £50,500. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

LEASE TERMS

Available **TO LET** on a new lease, for a term of years to be agreed. The landlord has indicated short term lettings would be considered, subject to terms and covenant strength.

RENT

£50,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

VAT

VAT is payable on the rent at the prevailing rate.

COSTS

In the event of a short term letting, the incoming operator may be required to contribute to the landlord's legal and professional costs incurred, subject to terms.

VIEWINGS

Strictly by appointment through the sole agents, Carigiet Cowen. For further information contact:

Ben Blain [Email: bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

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