

7384/BB

CARLISLE

67 ENGLISH STREET

TO LET

*** PRIME RETAIL UNIT ***

*** WITHIN 100m OF PROPOSED ***
UNIVERSITY DEVELOPMENT



LOCATION

67 English Street is located on the main central pedestrianised shopping street for Carlisle. The southern section where 67 English Street lies is close to Carlisle Railway Station.

English Street benefits from mainly national representation throughout and occupiers include Marks & Spencer, House of Fraser, Primark, Joules, Hotel Chocolat, White Stuff and Boots. The building sits between Cumberland Building Society and Newcastle Building Society.

Just across the intersection from here with Devonshire Street, the most southern part of English Street is lined up for redevelopment in the forthcoming years due to the Borderlands Inclusive Growth Deal. This will include a new university campus and leisure redevelopment.

Further information can be found here:- Borderlands Site (borderlandsgrowth.com)

DESCRIPTION

A mid terraced commercial building with glazed frontage to English Street and DDA accessibility. The building benefits from rear access also. Suitable for a variety of commercial uses. The building benefited from an overhaul of the roof a few years ago and has an electronic roller shutter door to the front.

ACCOMMODATION

Ground Floor	85.57 sq m	(921 sq ft)
Basement	81.23 sq m	(874 sq ft)
First Floor	74.32 sq m	(800 sq ft)
Second Floor	N/A	N/A

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 **£22,500 per annum exclusive**.

RATEABLE VALUE

The rating assessment for the property has been taken out of the 2023 Rating List with effect from 3 February 2020 in anticipation of building reconstruction works taking place.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance Asset Rating of E-117.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on rent and other outgoings.

VIEWINGS

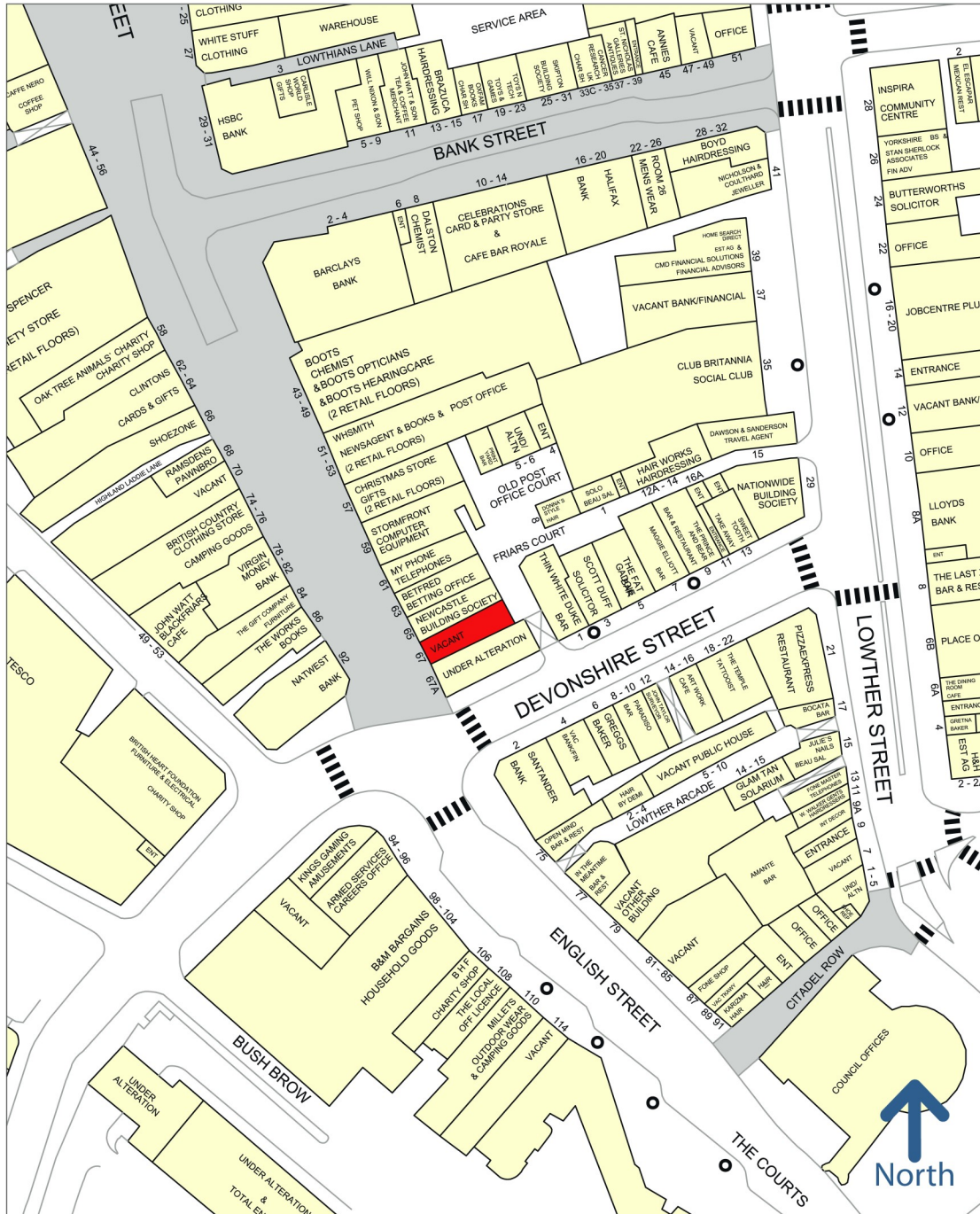
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain
Tel: 01228 544733
Email: bblain@carigietcowen.co.uk

Details Amended: February 2025



Carlisle



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