

7682/BB

CARLISLE

137 BOTCHERGATE
CA1 1RZ

TO LET

*** GROUND FLOOR UNIT ***

*** PROMINENT LOCATION ***

*** SUITABLE FOR VARIOUS
COMMERCIAL USES

*** 100% BUSINESS RATES RELIEF ***

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.

137 Botchergate is located to the eastern side of Botchergate, approximately 0.5 miles from the centre of Carlisle and extremely close to Carlisle train station.

DESCRIPTION

A ground floor self contained unit part of a mid-terraced building, under a pitched slate roof, providing a rectangular shaped sales area. WC and access doors to the rear along with a basement for storage.

Nearby occupiers include a mixture of local and national businesses: Palace Cycles, Cumbria House Community Centre, Vue Cinema, Ibis Carlisle and many more.

ACCOMMODATION / AREAS

Ground Floor Area	72.48 sq m	(780 sq ft)
Basement	39.84 sq m	(429 sq ft)
WC		

SERVICES

We understand mains water, electricity and drainage are connected.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £6,200. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*** 100% BUSINESS RATES RELIEF ***



ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-78.

TERMS

Available on a new lease, for a term of years to be agreed at a rent of **£10,000 per annum exclusive**.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Subject to covenant strength a rental deposit may be required to be lodged upon lease completion.

VAT

We understand the property is not registered for VAT therefore no VAT will 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

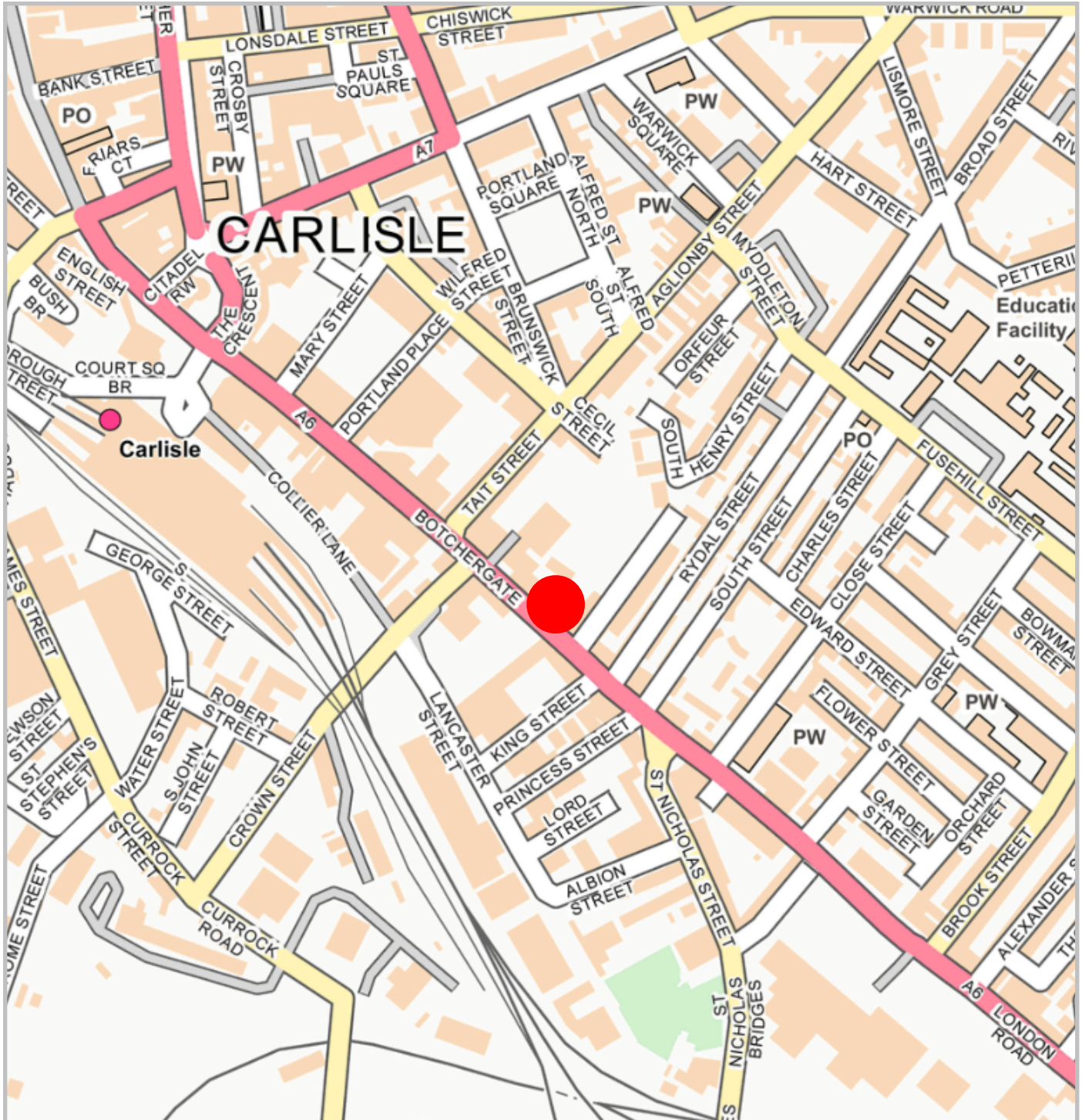
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Details Prepared:

December 2024



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