

6470/BB

CARLISLE

FIRST FLOOR STUDIO
70/72 ENGLISH STREET

TO LET

**** CITY CENTRE SPACE ****
**** DEDICATED ACCESS ****
**** VARIOUS USES CONSIDERED ****

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 80,000 and a catchment in excess of 150,000. The city is the principal retail centre for the area drawing off the rest of Cumbria, south west Scotland and the Borders. The larger cities of Newcastle lie 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

English Street is the prime shopping pitch for Carlisle and is home to multiple national operators including; Marks & Spencer, Topshop, Joules, Hotel Chocolat, Paperchase, Boots and WH Smith. In addition various Banks are positioned around the street and the centre hosts regular farming markets and seasonal continental markets.

For the purposes of identification only, the property is shown coloured purple on the attached Goad Trade Plan.

ACCOMMODATION

The property comprises first floor accommodation situated above Yours Clothing with dedicated access from Blackfriars Street.

Internally the unit is rectangular in shape and open plan and could be suitable for a variety of uses, subject to planning, including: -

- Yoga / Pilates / Dance Studio
- Photography Studio
- Storage Accommodation

AREA

First Floor 169.97 sq m (1,830 sq ft)
Second Floor Stores

SERVICES

We understand mains gas, water, electricity and drainage are connected. Heating is provided by way of a gas fired warm air blower.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-92.



RATING ASSESSMENT

In the event of a letting, the property will be required to be re-assessed for rating purposes. Qualifying occupiers may be entitled to 100% Business Rates Relief—subject to re-assessment.

LEASE

Available **TO LET** by way of a new lease for a term of years to be agreed at a rent of **£200 per week exclusive**

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through the sole agents, Carigiet Cowen

For further information please contact, Ben Blain

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Details Prepared

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