Carigiet Cowen

Commercial Property Consultants

01228 544733

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

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

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 reassessed 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

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

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

Tel: 01228 635002 E: bblain@carigietcowen.co.uk

Details Prepared

February 2020



Suite 2 Telford House, Riverside, Warwick Road, Carlisle CA1 2BT

E-mail: carlisle@carigietcowen.co.uk

Tel: 01228 544733

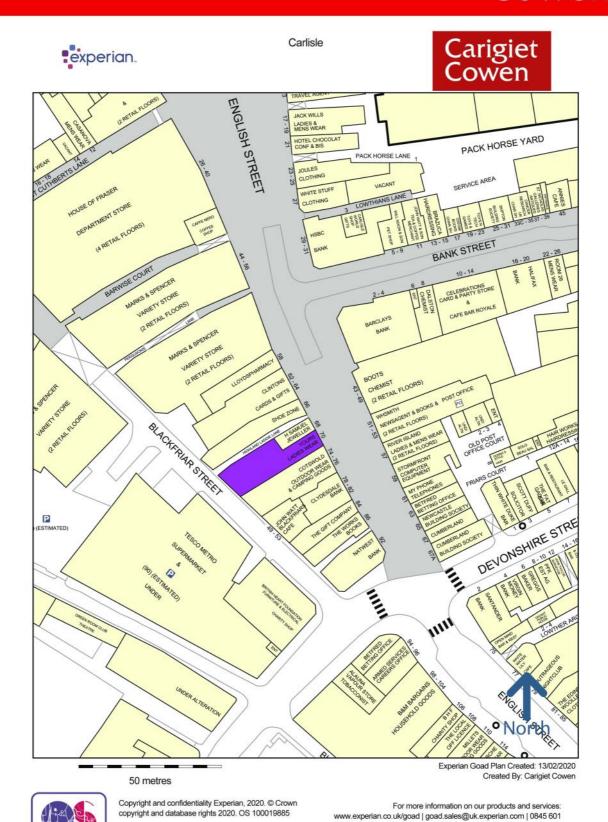








Carigiet Cowen



Messrs Carigiet Cowen 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 or contract;

Map data

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.