

5105/MB

CARLISLE

40 SCOTCH STREET

PRIME RETAIL UNIT

TO LET



LOCATION

The property occupies a prime trading location on Scotch Street, adjacent to Wilkinson, TK Maxx, and Debenhams opposite the Lanes Shopping Development. Other nearby occupiers include Mothercare, Mountain Warehouse and Fat Face.

Scotch Street forms an attractive pedestrianised shopping environment leading from English Street, where Marks and Spencer, Boots and BHS have representation.

For identification purposes only the property is shown shaded red on the attached extract from the Goad Trade Plan.

DESCRIPTION

The property comprises a ground floor lock up shop with remote first and second floor ancillary accommodation.

DIMENSIONS AND AREAS

| | | |
|---------------------------|------------|-------------|
| Frontage to Scotch Street | 4.10 m | (13' 6") |
| Internal width | 3.81 m | (12' 6") |
| Return frontage | 4.87 m | (16' 0") |
| Ground floor sales | 53.42 sq m | (575 sq ft) |
| First floor stock | 41.81 sq m | (450 sq ft) |
| Second floor ancillary | 51.10 sq m | (550 sq ft) |

RATING

According to the Valuation Office Agency website, the property is described as shop and premises and has a 2010 List Rateable Value of £25,250. The national non-domestic rate for the current (2014/2015) rate year is 48.2p in the £.

Applicants are advised to make their own enquiries of the local rating authority, telephone 01228 817000.

SERVICES

Mains water, electricity and drainage are available.

LEASE

The premises are available by way of a new 5 year lease on terms to be agreed.

RENT

£25,000 pa.

COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of F126.

VIEWINGS

Strictly by appointment through the joint agents:-

Margaret Bushnell
Tel: 01228 544733.
Email: mbushnell@carigietcowen.co.uk

OR

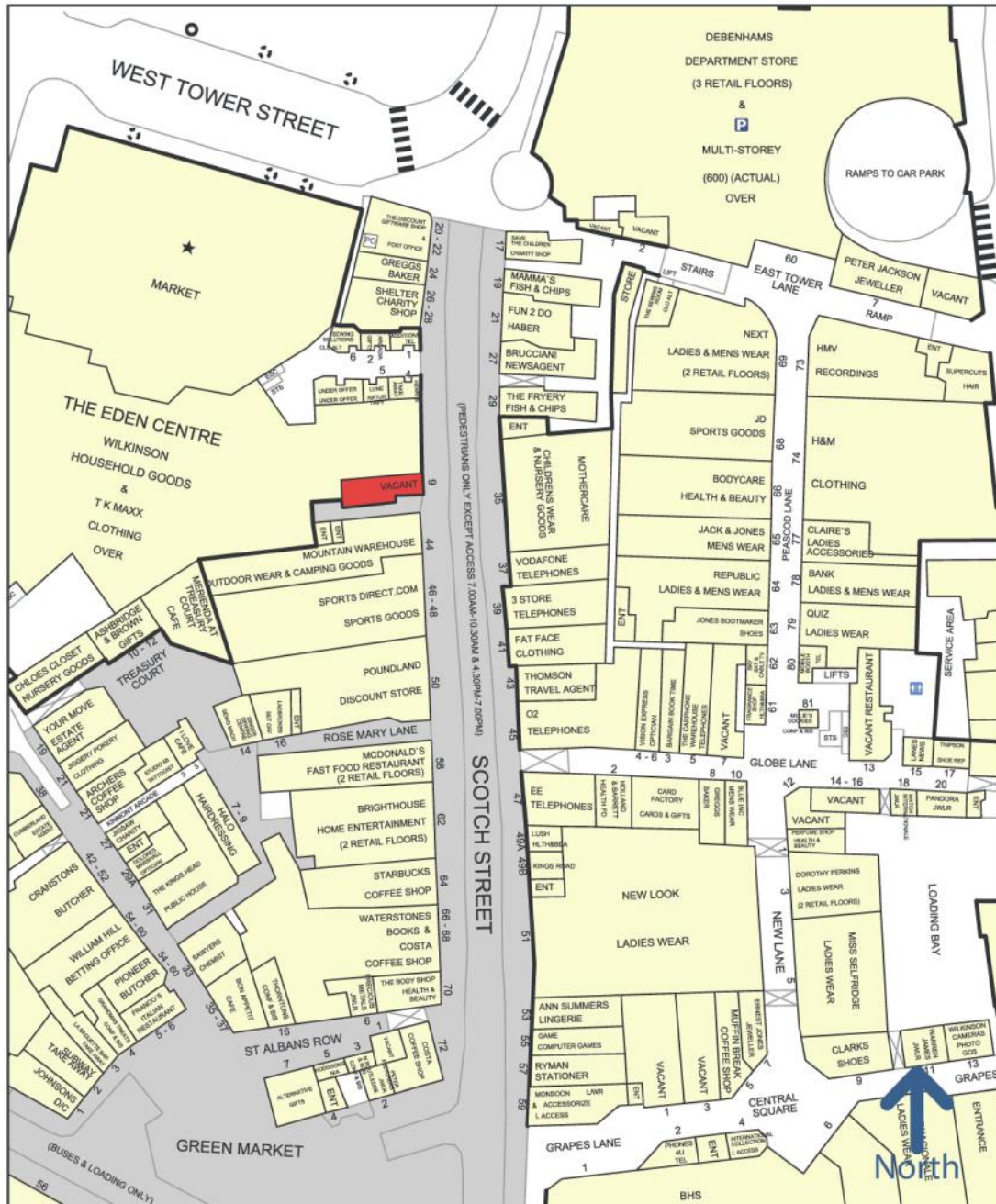
Paul Nichols & Company.
Tel: 0161 834 7563
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**Details prepared
September 2014**





Carlisle



Experian Goad Plan Created: 04/09/2014
Created By: Carigiet Cowen

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Ordnance Survey 100019885

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