

TO LET



40 DENTON STREET • CARLISLE • CA2 5EN

**CARIGIET
COWEN**

Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000. The city is the principal administrative and retail centre for the area, drawing on the surrounding towns of Workington, Whitehaven and Dumfries. The city is the main retail centre for the area, the nearest competing commercial centres being Glasgow 90 miles north; Newcastle 60 miles east; and Preston 90 miles south.

The property is Located on Denton Street in Denton Holme. With surrounding occupiers being Co-Op, Greggs, Andersons with smaller retailers in the surrounding areas.

Description

The property is an end of terrace ground floor building of brick construction under a pitched slate roof.

The ground floor provides a rectangular-shaped sales area with WC, kitchen point and office space located at the rear.

Description	Area Sq M	Area Sq Ft
Ground Floor	27.9	300
Kitchen area		
WC		



Lease Terms

Available **TO LET** by way of a new lease for a term of years to be agreed at a rent of **£9,000 per annum**.

Services

The property is connected to mains water, electricity and drainage.

Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses, subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £5,400. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

*** 100% BUSINESS RATES RELIEF ATTAINABLE ***

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

Viewings

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

Ben Blain

T: 01228 635002
bblan@carigietcowen.co.uk

Francesca Marconi

T: 01228 635004
fmarconi@carigietcowen.co.uk

