

TO LET



18-22 DEVONSHIRE STREET • CARLISLE • CA3 8LP

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 area's principal administrative and retail centre.

18–22 Devonshire Street is located within Carlisle's principal regeneration area and benefits from the significant investment currently being made in the city centre. Devonshire Street provides a high-quality environment for businesses, residents and visitors, with outdoor seating, street furniture, mature trees, planting and cycle parking contributing to the overall appeal of the area.

The street is home to a strong mix of successful independent bars, restaurants and professional services, alongside established national operators including Greggs, Pizza Express, Santander, Audika Carlisle and Cumberland Building Society.

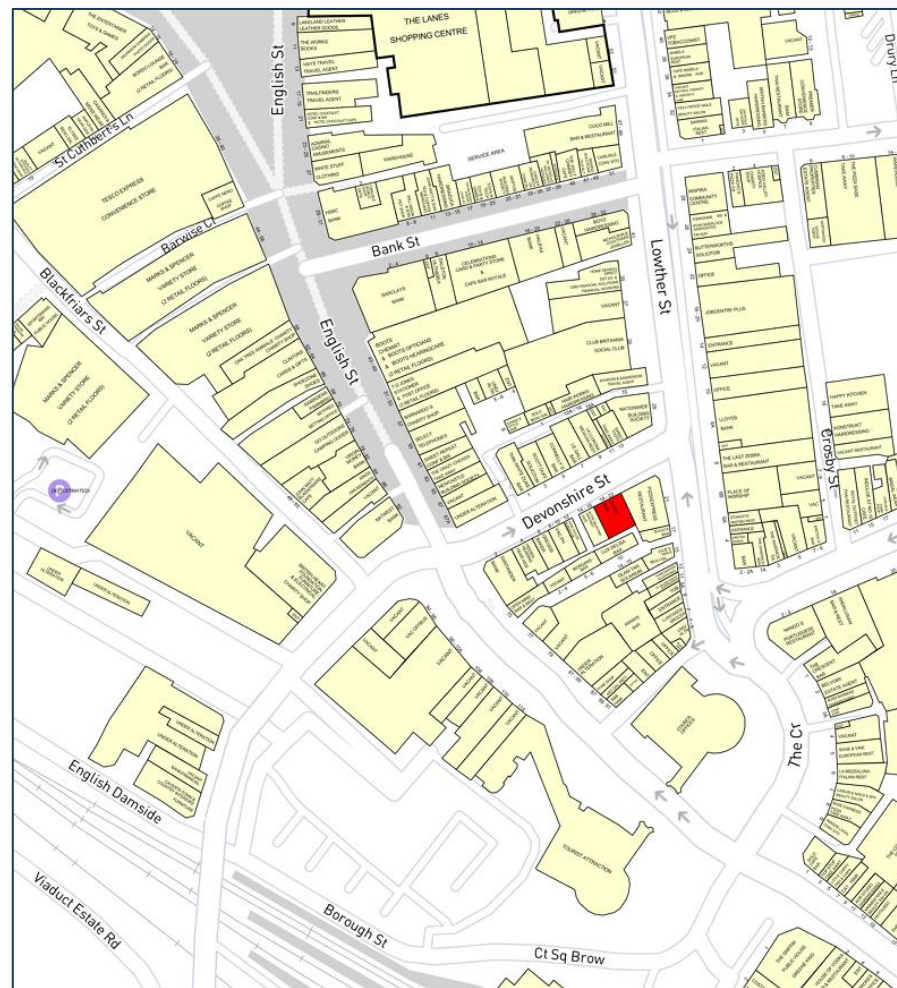
The property also benefits from its proximity to the proposed Carlisle Citadels project. This major government-funded regeneration scheme will create a new landmark university campus in the city centre and is expected to generate additional footfall and activity.

Description

The subject property is a mid-terraced building of block construction under a pitched slate roof. The commercial unit is self-contained, fitted out to a modern standard as a bar and restaurant, with the potential to accommodate a variety of alternative commercial uses, subject to the relevant consents. The ground floor benefits from an attractive double-glazed frontage onto Devonshire Street, framed by timber panelling.

The ground floor comprises a large bar area upon entry, with a separate kitchen and office to the rear. Beyond this is a spacious seating area, accessible WC and dumbwaiter. To the rear, integral stairs provide access to the large lower ground floor, which comprises an open-plan commercial space with a further bar area, keg storage room, large kitchen with dumbwaiter, and separate male and female WCs.

This commercial space has been fitted out to a high standard and is ready for immediate occupation, subject to use.



Accommodation

18-22 Devonshire Street provides the following internal floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor	96.29	1,037
Basement	70.52	759
WC		
Total	166.81	1,796

Lease Terms

The property is offered to let by way of a new internal repairing and insuring lease for a minimum term of 3 years at a rent in the region of £30,000 per annum exclusive.

A maintenance charge will be levied as part of the lease. The Landlord retains the responsibility for the structure of the building, as part of the maintenance charge.

Services

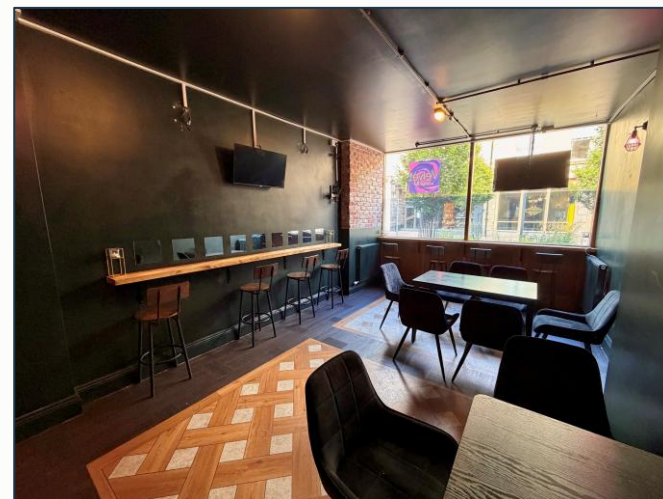
The property is connected to mains water, drainage, electricity and gas.

Planning

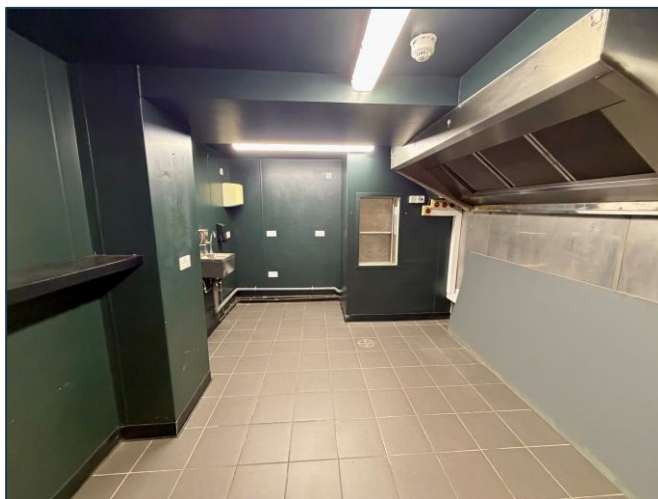
We understand the property holds planning permission under Sui Generis but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.



Ground Floor



Basement



Business Rates

The Valuation Office Agency website describes the property as Studio and premises with a 2026 List Rateable Value of £20,500.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 43.2p in the £.

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of B-50.

VAT

We understand VAT is payable on the rent and other outgoings.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

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