

6760/BB

## CARLISLE

### 40 SCOTCH STREET

# TO LET

#### PRIME RETAIL UNIT

#### LOCATION

Carlisle is the main commercial centre for Carlisle and south west Scotland with a resident population of circa 80,000, but much wider catchment. The city draws from the main west Cumbrian towns of Whitehaven and Workington as well as the Scottish towns of Dumfries, Lockerbie and other smaller towns within the Borders region.

Scotch Street forms part of the main high street in Carlisle and benefits from close proximity to The Lanes Shopping Centre. Nearby national occupiers to 40 Scotch Street include Greggs, Poundland, TK Maxx and Wilko immediately next door.

For identification purposes only, the property is shown coloured red on the GOAD trade plan attached.

#### DESCRIPTION

40 Scotch Street comprises a three storey corner building under a pitched roof currently utilised as a retail shop. The unit has extremely good visibility from Scotch Street due to an extensive glazed frontage at ground floor level and return frontage.

The unit provides a sales area to the ground floor. A door to the rear of the sales space provides access to an integral stairwell leading to the first and second floors. Both of these upper floor areas are currently utilised for storage purposes.

The unit is suitable for a variety of uses, subject to planning.

#### DIMENSIONS AND AREAS

Frontage to Scotch Street	4.10m	(13'6")
Internal Width	3.81m	(12'6")
Return Frontage	4.87m	(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)

#### SERVICES

We understand mains water, electricity and drainage are connected to the property.



#### ENERGY PERFORMANCE CERTIFICATE

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

#### RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop and Premises with a 2017 List Rateable Value of £20,000.

*\*\*No Business Rates payable on this property\*\* until end of June 2021 in conjunction with the Government's Business Rates Holiday Scheme, Followed by 66% relief until 31 March 2022*

#### TERMS

The building is available TO LET on a new lease for a term of years to be agreed at a rent in the region of **£17,500 per annum exclusive**.

#### COSTS

Each party will bear their own costs incurred in any transaction.

#### VAT

All figures quoted are exclusive of VAT which will be charged in addition at the appropriate rate.

#### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, please contact Ben Blain

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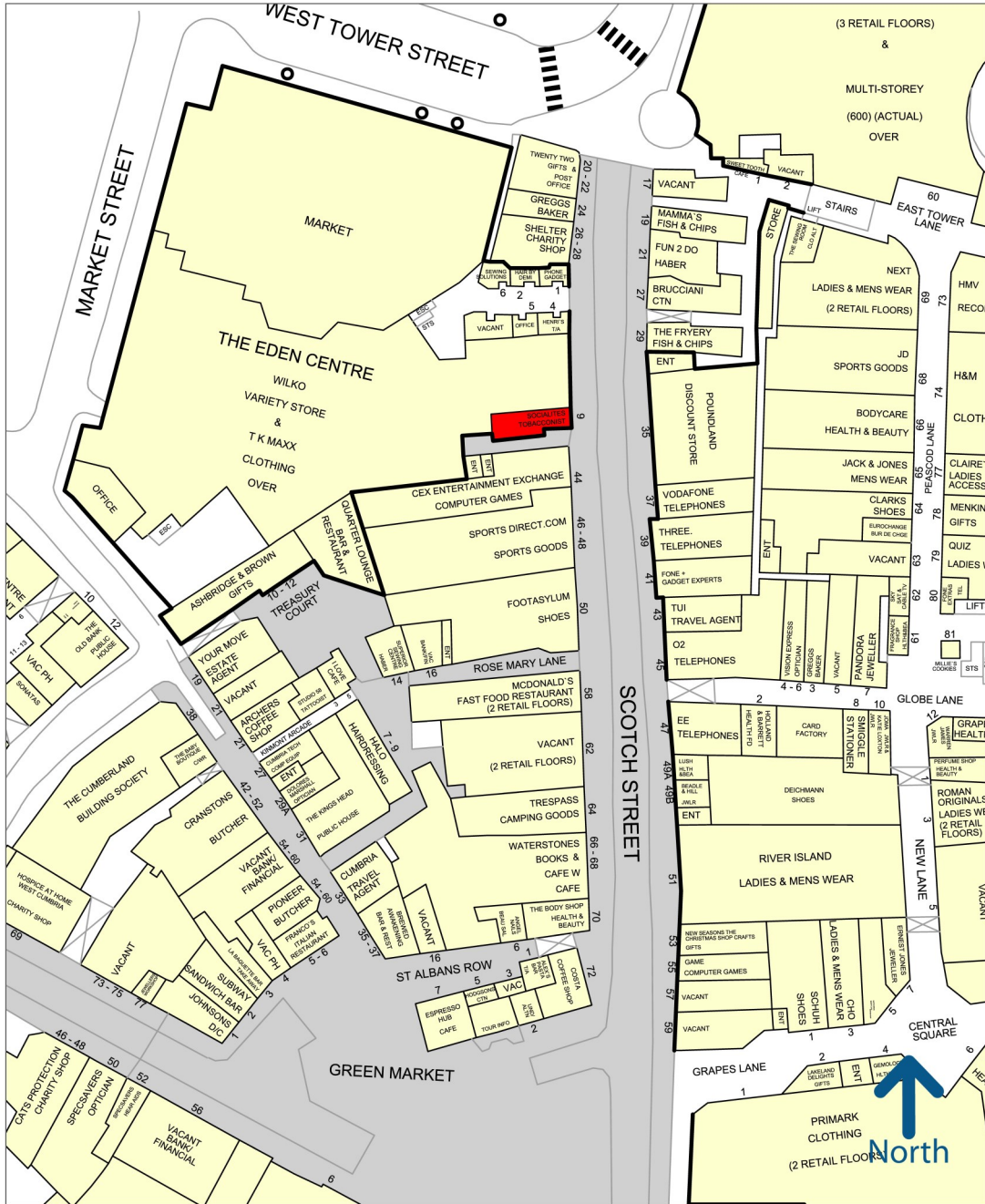
#### Details prepared

April 2021

# Carigiet Cowen



Carlisle



Experian Goad Plan Created: 29/04/2021  
Created By: Carigiet Cowen



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