

TO LET Modern Retail Warehouse

Unit 3 London Road Retail Park, Carlisle, Cumbria CA1 2PD

Edwin
Thompson



- Modern Retail Warehouse Unit situated on a Prime Carlisle Retail Park
- Occupiers include B&Q, Dreams, Pizza Hut, Pets at Home and Costa Coffee
- Gross Internal Area 802.40 m² (8,637 sq ft)
- Rental – on application

Ref: B1301

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LOCATION

Carlisle has a population of 108,000, an estimated catchment of 235,000 and is the principal shopping location in Cumbria and the Borders. The Lake District National Park is less than 30 miles to the south west and Hadrian's Wall National Trail runs through the city. The A6/London Road is one of the main arterial routes into Carlisle and the surrounding areas, with the city centre and train station being 1 mile to the north west and the M6 Junction 42 being less than 2.5 miles to the east.

Cumbria County Council have recently built and opened their new Headquarters on London Road, approximately half a mile from London Road Retail Park, as well as Costa Coffee who have opened a new drive through on site in July 2019.



DESCRIPTION

Unit 3 London Road Retail Park is a modern, purpose built, mid terrace retail warehouse unit. The unit comprises an open plan sales area, staff WC facilities, kitchen and separate office. The premises provide a rear loading area and storage with rear roller shutter access (4.30m height x 4.25m width) and has an overall minimum eaves height of 5.6m rising to 7.6m at the top of the steel frame.

The accommodation is served with gas fired hot air blowers and LED down lighting and benefits from security and fire alarm systems. The unit is separately metered for electricity, gas and water.

Externally, the Park provides 440 parking spaces and there is a rear dedicated service lane to the loading access.

ACCOMMODATION

The premises extend to an approximate gross internal area of 802.40m² (8,637 sq ft), all arranged at ground floor.

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed. Rental upon application.

SERVICE CHARGE

There is a service charge levied to recover the cost of the management and upkeep of common areas of London Road Retail Park.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of C64. A copy of the certificate is available on request.

VAT

All figures quoted are exclusive of VAT where applicable.

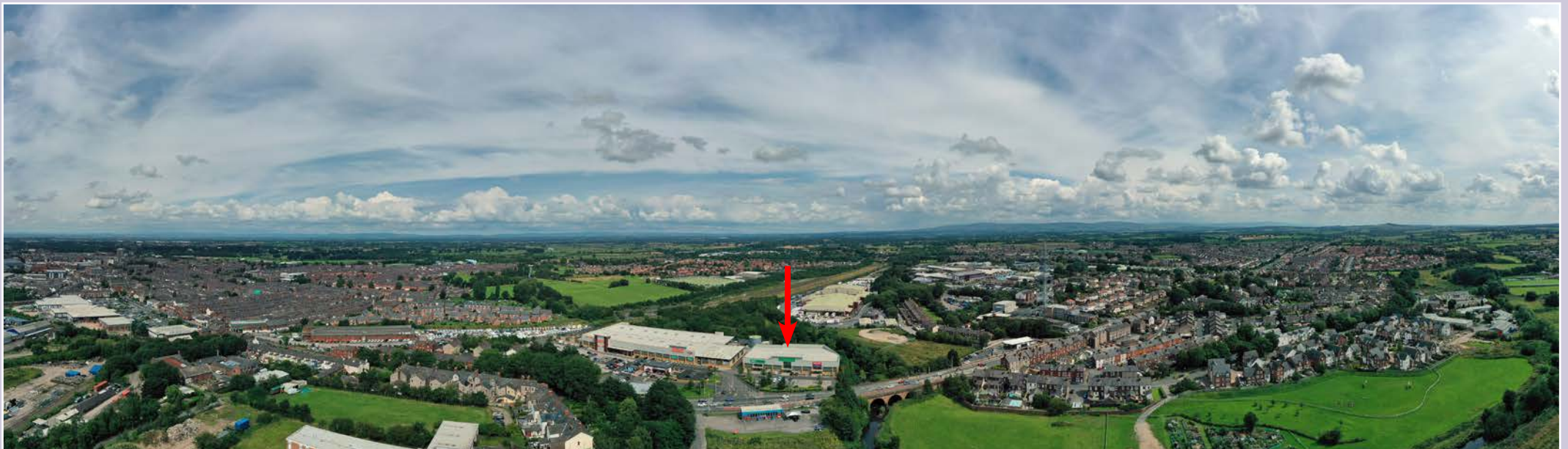
RATEABLE VALUE

The premises have a Rateable Value of £118,000. The current Uniform Business Rate is 51.2p in the pound, which would equate to rates payable per annum of approximately £60,415 exclusive.

Prospective tenants should check the exact rates payable with Carlisle City Council – Tel: 01228 817200.

LEGAL COSTS

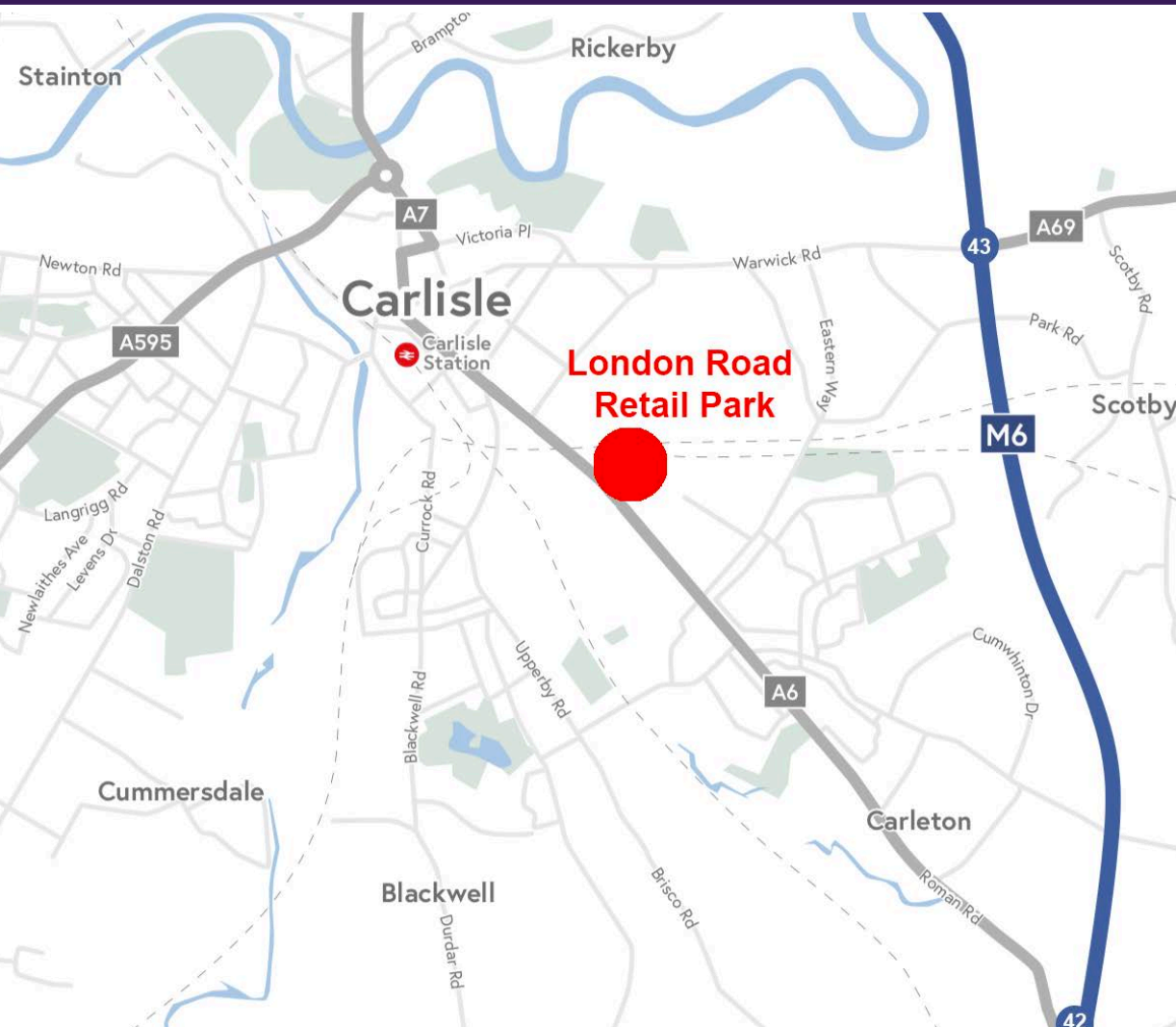
Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.



FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548385
F: 01228 511042
E: carlisle@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson

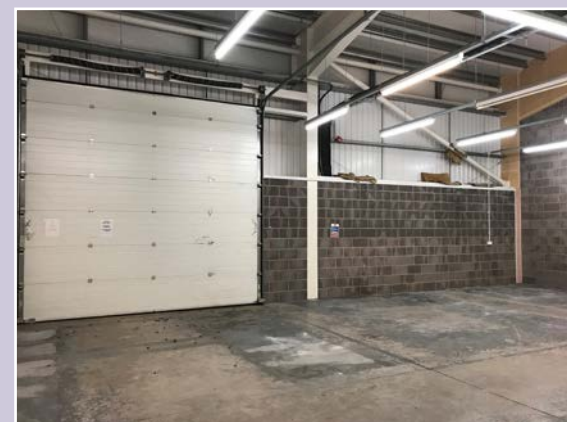


VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP and Andrew Cherry of Avison Young. Contact:

John Haley: j.haley@edwin-thompson.co.uk
Ruth Richardson: r.richardson@edwin-thompson.co.uk
Suzie Barron: s.barron@edwin-thompson.co.uk
Tel: 01228 548385
www.edwin-thompson.co.uk
Or alternatively joint agents:

Andrew Cherry: andrew.cherry@avisonyoung.com
Tel: 020 74954321
www.avisonyoungretail.co.uk



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Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

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