



Edwin
Thompson



TO LET

63 English Street,
Carlisle, CA3 8JU

- Prime retail pitch within Carlisle City Centre.
- Available from June 2024. Viewings to take place immediately.
- Commercial accommodation over four floors.
 - Total area 234.73 sq m (2,527 sq ft).
 - To Let - £22,500 per annum exclusive.



LOCATION

English Street is Carlisle's prime retail location boasting national occupiers such as Marks & Spencer, House of Fraser, Boots, Primark, Go Outdoors, WHSmith, NatWest, Barclays and HSBC. The pedestrianised high street receives good footfall year-round and leads onto Scotch Street, which again is predominantly occupied by national retailers such as Sports Direct, River Island and Waterstones, making the area very much the city's premier retail destination.

63 English Street is situated to the southern section of English Street next to Newcastle Building Society. The subject property is in close proximity to the proposed Carlisle Citadels project, which will create a new landmark campus in the centre of the city by 2026, resulting in further footfall within the city centre.

The City of Carlisle has a residential population of 75,000 and a wider city population of around 108,000. Carlisle has a further estimated catchment population of 235,000 and benefits from Carlisle Train Station which is approximately 0.1 miles to the south of the subject property. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The subject property is a mid-terraced commercial building with four floors of accommodation. In addition to the ground floor retail, there is office/storage space to the first and second floors, as well as a basement area providing further storage. The property is suitable for a variety of commercial uses, subject to obtaining the relevant consents.

Formerly occupied by a national betting operator, the property's ground floor has a glazed frontage onto English Street which is accessible for wheelchair users. There is also access to the rear of the property which leads onto Friars Court. The ground floor has a disabled WC to the rear of the property, with two further WC's and a kitchenette on the first floor.

SERVICES

It is understood that the property has mains supplies of electricity and water and is connected to the mains drainage and sewerage systems. The ground floor also benefits from air conditioning.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

| | | |
|--------------|--------------------|----------------------|
| Ground Floor | 77.23 sq m | (831 sq ft) |
| First Floor | 52.62 sq m | (566 sq ft) |
| Second Floor | 62.61 sq m | (674 sq ft) |
| Basement | 42.26 sq m | (455 sq ft) |
| Total | 234.73 sq m | (2,527 sq ft) |

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £22,500 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £22,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E105 and a copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

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

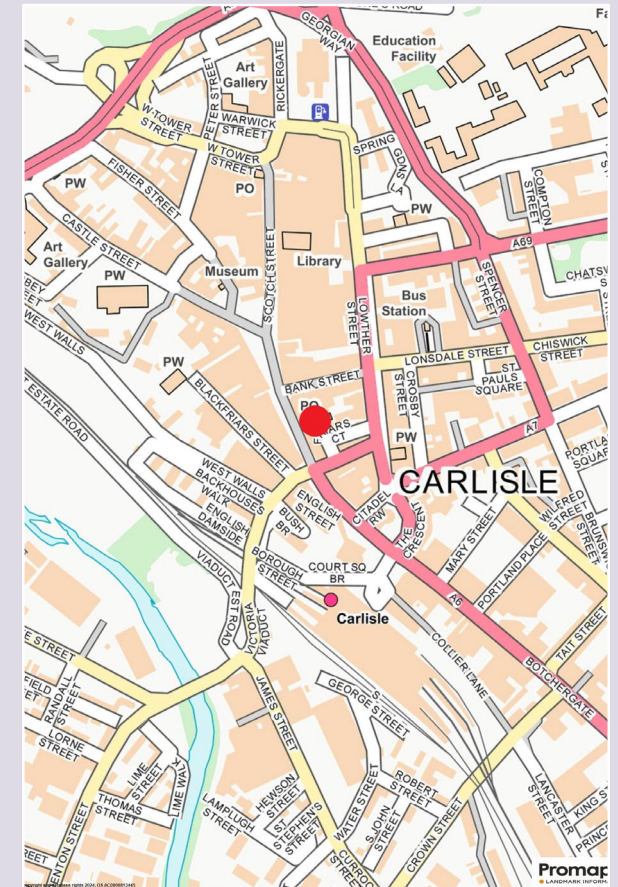
VIEWING

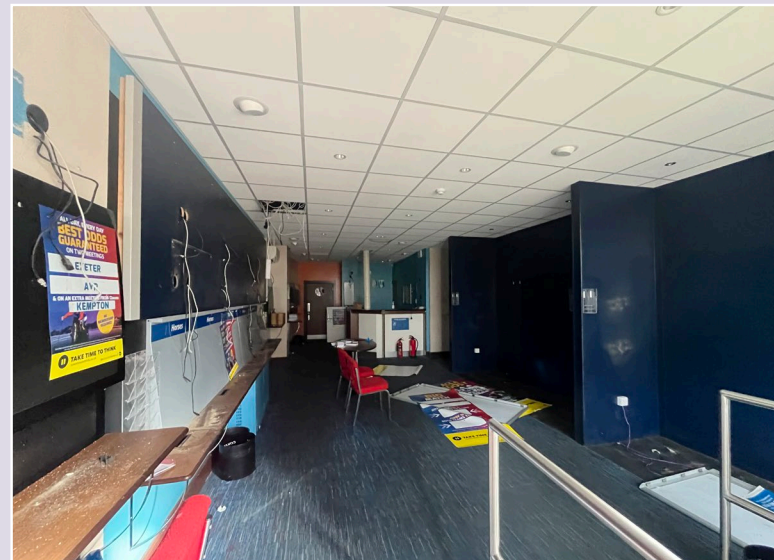
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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