

Edwin
Thompson



TO LET/MAY SELL

**70 Scotch Street,
Carlisle, CA3 8PN**

- Prime retail pitch within Carlisle City Centre.
- Commercial accommodation over three floors.
 - Total area 155.68 sq m (1,678 sq ft).
 - To Let - £35,000 per annum exclusive.



LOCATION

Scotch Street runs alongside English Street in Carlisle's city centre, and together they are the city's prime retail location. The subject property boasts a strong pitch in between Costa Coffee and Waterstones. In addition to this the high street is home to a number of national occupiers such as Marks & Spencer, Sports Direct, McDonalds, JD Sports, Boots, Primark, River Island and WHSmith.

The pedestrianised high street receives good footfall year-round and 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, 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 0.3 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 three floors of accommodation. In addition to the ground floor retail, there is additional storage space to the first and second floors. The property is an ideal retail pitch within the city centre, however, is also suitable for a variety of commercial uses subject to obtaining the relevant consents.

Formerly occupied by The Body Shop, the property's ground floor has three glazed windows onto Scotch Street and is accessible for wheelchair users. In addition to the sales area, the ground floor has a small office space to the rear. The first floor has a stockroom, small kitchenette and WC, whilst the second floor is predominantly used for storage and also has a WC.

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	81.02 sq m	(872 sq ft)
First Floor	42.80 sq m	(461 sq ft)
Second Floor	32.04 sq m	(345 sq ft)
Total	155.68 sq m	(1,678 sq ft)

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 £35,000 per annum exclusive.

Alternatively the sale of the property may be considered. Please get in touch with the instructed agents for more details.

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 £46,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D77 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

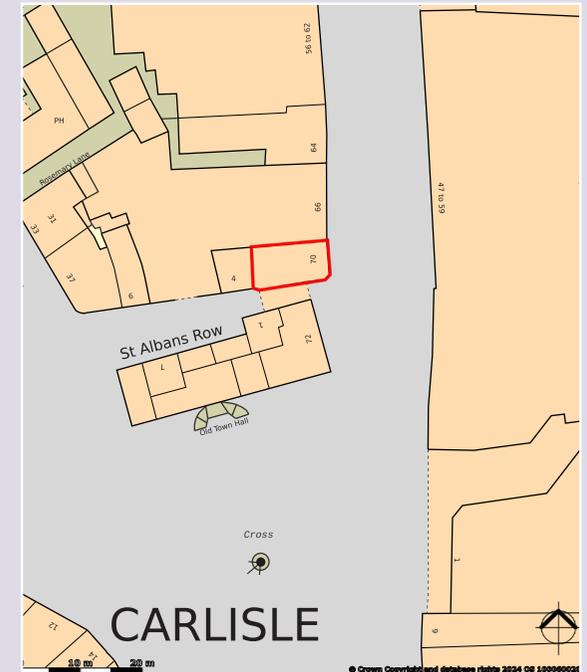
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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