

Edwin  
Thompson



## CARLISLE CITY CENTRE RETAIL AND LEISURE OPPORTUNITY

73 75 Castle Street,  
Carlisle, Cumbria CA3 8SL

- Attractive and conveniently located commercial premises within the Historic Quarter of Carlisle City Centre
  - Art Deco Frontage
  - Possible alternative use opportunities, subject to consents
  - Total approximate net internal area 728.73 sq m (7,844 sq ft)
  - To Let - £40,000 per annum exclusive



## LOCATION

The property is located in the Historic Quarter of Carlisle opposite Carlisle Cathedral in the retail heart of the city centre and within walking distance mainline train station.

73 75 Castle Street is situated at the southern end of Castle Street which adjoins onto English Street and Scotch Street. The area is home to national retailers such as Marks & Spencer, Costa Coffee, McDonalds and many more. The Crown & Mitre hotel is also situated in close proximity to the subject property.

Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

The City of Carlisle has a residential population of around 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

The attached location plan shows the location of the premises (for identification purposes only).

## DESCRIPTION

73 75 Castle Street was previously occupied by Poundstretcher and is now available on the open market following refurbishment works. Externally the frontage has been stripped back to reveal attractive original features and has been painted. Internally the property has four floors of accommodation which includes a basement. The ground floor, first floor and second floor have all been stripped back ready for an incoming tenant's immediate fit out.

The previous tenant used the ground floor as a retail sales area, with the first and second floor being utilised for storage. In addition to the ground floor, the first and second floor are both significant in size, which opens up the potential of alternative uses subject to the prospective tenant obtaining the relevant consents.

## ACCOMMODATION

The property provides the following approximate net internal areas:

Ground Floor	240.11 sq m	(2,585 sq ft)
First Floor	224.92 sq m	(2,421 sq ft)
Second Floor	172.44 sq m	(1,856 sq ft)
Basement	91.26 sq m	(982 sq ft)
<b>Total approximate Net Internal Area:</b>	<b>728.73 sq m</b>	<b>(7,844 sq ft)</b>

## SERVICES

The property has mains supplies of gas, electricity and water and is connected to the mains drainage and sewerage systems.

## 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 £40,000 per annum exclusive

## RATEABLE VALUE

The VOA website states that 3 Castle Street has a Rateable Value of £17,000 and is described as shop & premises.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## VAT

All figures quoted are exclusive of VAT where applicable.

## 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:

Hugh Hodgson  
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