



# FORMER TESCO PREMISES

Victoria House  
Victoria Viaduct  
CA3 8AJ

TO LET AS A WHOLE  
OR IN PART/  
MAY SELL

Large retail unit

Prominent city centre location

Close to proposed university campus

Dedicated car park for  
approximately 30 cars underneath

# Centrally Located & Conveniently Connected

## LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 85,000 and a catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south. Carlisle is positioned on the West Coast Mainline and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is located on Victoria Viaduct close to English Street, the prime shopping street for Carlisle which is fully pedestrianised. English Street benefits from mainly national representation throughout and occupiers include Marks & Spencer, Primark, Loungers, Costa and Joules. The trading position of Victoria Viaduct is positioned close to Carlisle Railway Station and the newly proposed university campus.

The location of the subject property is shown on the goad trade plan overleaf.

## DESCRIPTION

The former Tesco superstore comprises a substantial retail warehouse premises benefitting from personnel access doors to Victoria Viaduct and Blackfriars Street. In addition, accessible delivery loading doors and access to the underground car parking area are available from Blackfriars Street.

Internally the accommodation is largely open plan and L shaped. There are two floors of offices to the front part of the building fronting on to Victoria Viaduct. The building has an eaves height of TBC.

The property would be suitable for a range of large scale retail uses including continued use as a supermarket, retail warehouse, leisure facility, hotel and potentially trade counter / industrial, subject to planning.

## ACCOMMODATION

Ground Floor	27,000 sq ft	(2,508 sq m)
First Floor Offices	1,472 sq ft	(137 sq m)
Second Floor Offices	1,392 sq ft	(129 sq m)
Car Park	30 no. spaces	

The accommodation could be available in a range of configurations and sizes, subject to use, suitability and covenant strength.

## SERVICES

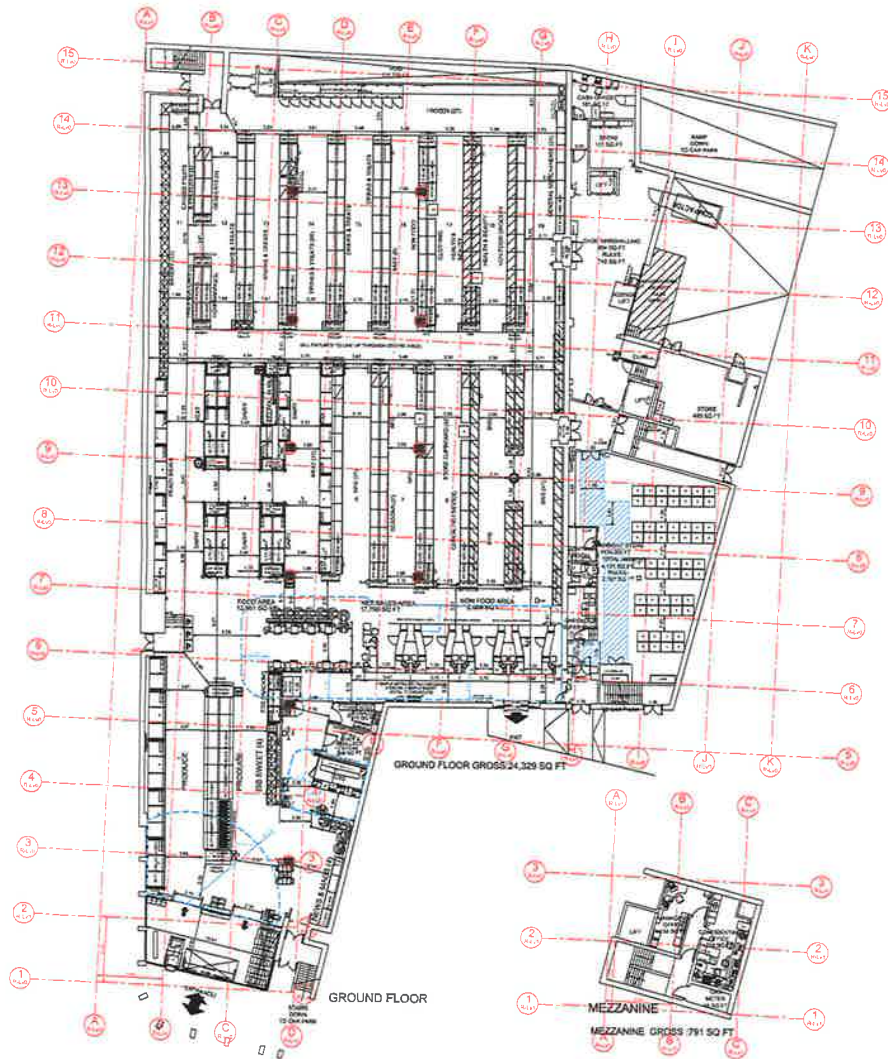
We understand mains water, electricity, gas and drainage are connected to the property.

## ENERGY PERFORMANCE CERTIFICATE

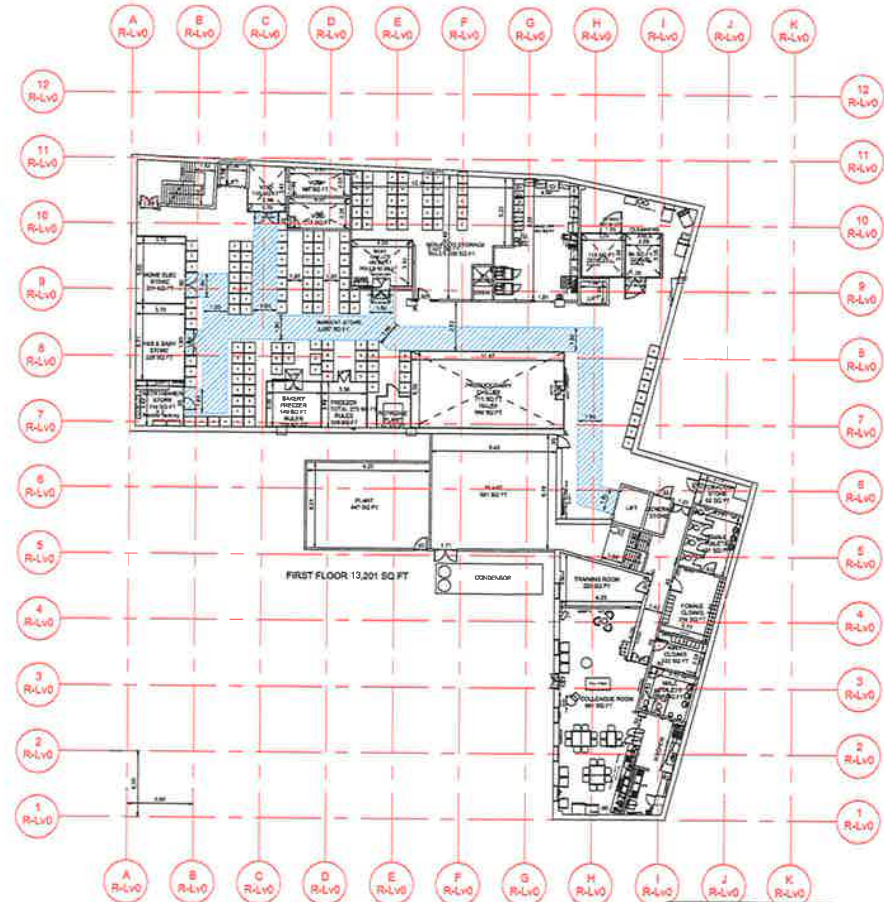
The property has an Energy Performance Certificate rating of C-64.



# Floor Plan



Ground Floor



First Floor

RETAIL PLAN AREA DETAILS			
BUILDING AREAS	EXISTING SQFT	REQUIRED SQFT	IMMEDIATE SQFT
GROSS BUILDING	34,571		
Gross Ground Floor	24,329		
Gross Mezz. floor	791		
Gross First floor	13,201		
<b>TOTAL NET SALES</b>	<b>17,792</b>		
TRUCK AREAS	EXISTING SQFT	REQUIRED SQFT	IMMEDIATE SQFT
NET SALES	17,792		
Net Ground floor	17,792		
Net Mezz. floor	0		
<b>RETAIL SALES</b>	<b>14,908</b>		
SPLIT	13,920		
FOOD AREA	13,921		
NON FOOD	3,085		
Removal & Power etc	169		
Health and Beauty	549		
Books	217		
Clothing	242		
General Merchandise	922		
Checkouts & CSO	1,996		
Intermix Toyer circulation	898		
Services	0		
Customer restaurant	0		
Customer toilet	0		
Out Cam. Util. area	0		
Office/Inventory	11,892		
STORAGE AREAS	EXISTING SQFT	REQUIRED SQFT	IMMEDIATE SQFT
FOOD AMBIENT	4,171	2,122	1991
NON FOOD	2,477	500	1977
CHILLED PROD/Dairy	711	500	161
CHILLED MEAT	189	30	79
FRESH STORAGE	213	300	87
UNLOADING	300	450	150
SALE, MARKETING	534	749	195

# A Vast Property & Versatile Space

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £285,000.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 51.2p.

## TERMS

Available TO LET on a new lease for a term of years to be agreed, at a rent in the region of £175,000 per annum exclusive.

Alternatively, a sale of the freehold may be considered.

## COSTS

Each party will be responsible for their own legal costs incurred.

## VAT

We understand the property is elected for VAT and therefore VAT will be payable on rent and other outgoings.

## VIEWINGS

Further details available and viewing by prior appointment with joint agents Edwin Thompson and Carigiet Cowen.

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