



Edwin
Thompson



TO LET

Unit 1, English Gate Plaza,
Botchergate, Carlisle
CA1 1RP

- Former Subway premises within Carlisle City Centre.
- Ground floor commercial unit located on the popular Botchergate
 - Total area 95.3 sq m (1,026 sq ft).
 - To Let - £15,000 per annum exclusive.

LOCATION

The subject property is situated in English Gate Plaza on Botchergate within Carlisle's city centre. The street is an established commercial area, being home to hoteliers such as the Ibis and County Hotel, bars and public houses such as Wetherspoons, BrewDog and Walkabout, in addition to a significant office pitch in English Gate Plaza which boasts national occupiers. Vue Cinema is also situated in close proximity to the subject property.

Bothchergate is renowned for being Carlisle's primary bar and nightlife destination and becomes a pedestrianised street over the weekend. As a result of this there is also a number of restaurants, hot food takeaways and convenient stores located on the street as well.

Unit 1 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 100 metres opposite the subject property. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The ground floor commercial unit was previously a popular Subway and is therefore an established pitch within the city centre and is in a good condition having recently undergone a refurb in 2020. The property has a glazed frontage, with a seating area upon entrance to the property and a counter/serving area. There is a disabled WC accessed via the main serving area, with a kitchen/prepping area to the rear.

The fixtures and fittings within the property are also included in the letting. These include two refrigerator display units, two oven grills and two walk in fridge/freezers.

The property has LED lighting throughout, with vinyl flooring to the front and tiled flooring to the rear. There is a three phase electricality supply and air conditioning within the property, with the CCTV from the previous occupier also remaining in situ. The fire escape is located to the back rear elevation of the property.

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 property has a gas supply but is capped off.

ACCOMMODATION

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

Ground Floor 95.3 sq m (1,026 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 £15,000 per annum exclusive. Service charge and insurance costs TBC.

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 £15,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B28 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

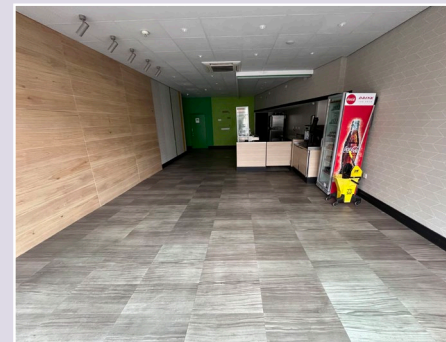
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Erika Norman – e.norman@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2024