

Edwin  
Thompson



**TO LET**  
**Unit 8B, English Gate Plaza, Carlisle CA1 1RP**

- Versatile commercial unit within Carlisle City Centre.
  - Located on the popular English Gate Plaza.
    - Total area 569 sq m (6,125 sq ft).
    - To Let - £10,000 per annum exclusive.

## LOCATION

The subject property is situated in English Gate Plaza within Carlisle's city centre. The Plaza is an established commercial area, being home to The Ibis Hotel, Walkabout, Game On and Snap Fitness, 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.

In addition to the above, the immediate area surrounding the subject property has a mix of other commercial uses such as restaurants, convenient stores, bars and nightclubs and as a result is very much a mixed commercial area.

Unit 8B receives good footfall year-round from the other commercial uses in close proximity to the subject property, and benefits from English Gate Plaza Car Park directly outside of the property. The property is also 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 subject property has been used for a number of commercial uses in recent years, most recently as a Virtual Reality Arcade and Escape Room. Previously to this, the unit was a popular nightclub destination within the city. The unit therefore has the versatility to accommodate a number of potential uses, subject to the incoming tenant obtaining the relevant consents.

There are two entrances to the property, from the north and east elevations. The north elevation provides a glazed frontage, whilst the east elevations provides a double door access onto English Gate Plaza car park.

The ground floor provides a large open area upon entrance which gives the unit its flexibility, alongside several office spaces, a kitchenette and a WC. The first floor has multiple rooms set out from the previous tenant but can be configured to suit the incoming tenant subject to landlord approval. The rear of the property also has lift access to the first floor.

The property has LED lighting throughout with a full complete air handling system and is fitted with security alarms. 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, gas and water and is connected to the mains drainage and sewerage systems.

## ACCOMMODATION

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

Ground Floor	411 sq m	(4,424 sq ft)
First Floor	158 sq m	(1,701 sq ft)
<b>Total</b>	<b>569 sq m</b>	<b>(6,125 sq ft)</b>

## LEASE TERMS

The premises is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £10,000 per annum exclusive + S/C & Insurance.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Cumberland Council, telephone number 01228 817234.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B31 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

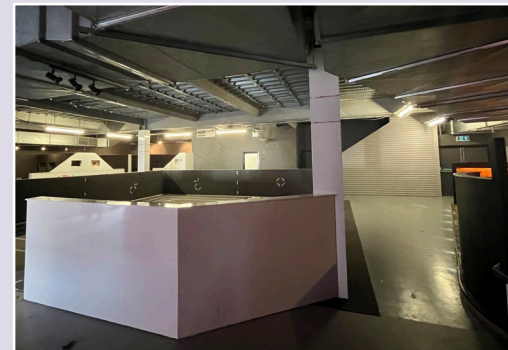
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Erika Norman – [e.norman@edwin-thompson.co.uk](mailto:e.norman@edwin-thompson.co.uk)

Tel: 01228 548385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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