



TO LET
2 Alexander Street, Carlisle, Cumbria CA1 2LH

- Ground floor retail unit opposite established retail park
- Prominent frontage onto London Road
 - NIA – 156.57 sq m (1,686 sq ft)
 - Rent - £15,000 per annum

LOCATION

The property is situated on the corner with Alexander Street and London Road, one of the main thoroughfares into Carlisle city centre from the M6 Motorway.

The immediate area provides a busy retail pitch with a mixture of local, regional and national operators. Local operators include the popular Fontan's Fish and Chip shop, whilst opposite the subject property is St Nicholas Gate Retail Park which boasts national occupiers including Asda, Halfords, Iceland Foods, B&M Home Store and Garden Centre, The Gym Group and Poundland.

Immediately to the north is mostly residential dwellings in a large number of terraced streets, with the University of Cumbria Fusehill Campus located to the north west.

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

DESCRIPTION

The property is of traditional construction, appearing to have brick cavity elevations having been converted from a former public house some years ago. The building has carved sandstone surrounds to the principle windows and doorways. The building has pitched and hipped slate covered roofs with substantial brick chimney stacks. The first floor is of the property is a residential flat which is separate to the letting of the ground floor.

The ground floor retail unit provides an open retail area with enclosed an counter area, customer WC and rear lobby with fire exit route and leading to the lower ground floor, which comprises a ground floor stairwell, staff room, kitchen and WC together with under used adjoining storage rooms.

SERVICES

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

ACCOMMODATION

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

Ground Floor	95.93 m ²	(1,033 sq ft)
Lower Ground Floor	60.64 m ²	(653 sq ft)
Total	156.57 m²	(1,686 sq ft)

LEASE TERMS

The premises is available to let on a Full Repairing and Insuring Lease for £15,000 per annum.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

From enquiries made of the Valuation Office Agency Website, the property has a Rateable Value of £9,700 and is described as a shop and premises.

Small Business Rates Relief may be available to prospective tenants who should check the exact rates payable with Cumberland Council – Tel: 01228 817200

ENERGY PERFORMANCE CERTIFICATE

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

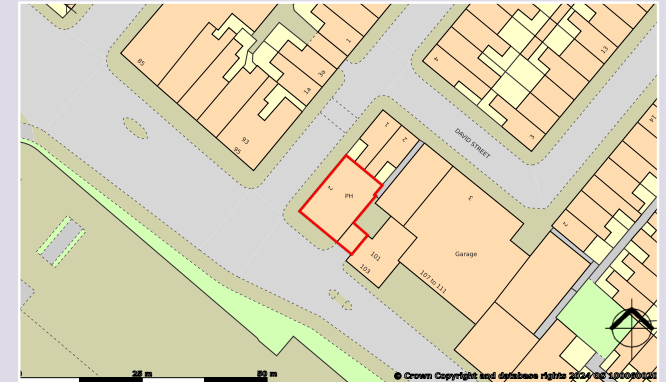
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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 June 2024