



Former Car Showroom/Car Rental Premises To Let Site 8, St Nicholas Industrial Estate, Lancaster Street, Carlisle, CA1 1TF

- Popular commercial estate with good access to the local road network towards the M6.
 - Total area – 5,146 sq ft
 - Secure yard with ample car parking
 - Available via existing lease
 - Passing rental - £25,000 per annum exclusive

LOCATION

The subject property is well situated on St Nicholas Industrial Estate in Carlisle, Cumbria, in the North West of England.

Carlisle is the county town and situated at the northern end of Cumbria. The City has a population of 75,306 with a wider area population of 107,524 (2011 Census) and is the main administrative and retail centre for Cumbria.

St Nicholas Industrial Estate is located to the south of Carlisle city centre, accessed off Botchergate, Crown Street and St Nicholas Street. The property is situated on the corner of Lancaster Street and Albion Street. The area has a mix of commercial uses ranging from light industrial to retail warehousing. In terms of access the subject property is well situated onto London Road, one of the main thoroughfares into the city centre from the M6 Motorway.

DESCRIPTION

Internally the premises comprises of a showroom and workshop, in addition to a reception/office area, stores, kitchenette and separate WC's. The showroom has a glazed frontage and can be accessed from the front elevation of the property, whilst the workshop has a roller shutter access and is accessed from the side elevation of the property. The workshop element can also be accessed from Lord Street. Externally there is a secure tarmacked yard with ample car parking spaces, and a blockwork car wash booth which measures to approximately 725 sq ft.

The property has a history of previous car showroom and car rental uses but is well suited for a variety of commercial uses subject to the incoming tenant obtaining the relevant consents.

SERVICES

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

ACCOMMODATION

The premises provide the following approximate gross internal measurements:

Showroom & Workshop	410.72 m ²	(4,421 sq ft)
External Car Wash Booth	67.40 m ²	(725 sq ft)
Total Area	478.12 m ²	(5,146 sq ft)

LEASE TERMS

The premises is available via an existing lease at a passing rental of £25,000 per annum.

Currently in the second year of the existing term, there is a fixed rental increase upon the fourth anniversary of the term to £26,819 per annum.

The current lease expires in September 2032.

For further lease details please contact the letting agent.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The current Rateable Value of the property is £24,000.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200.

ENERGY PERFORMANCE CERTIFICATE

It is understood that the property has an Energy Performance Asset Rating of B35 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

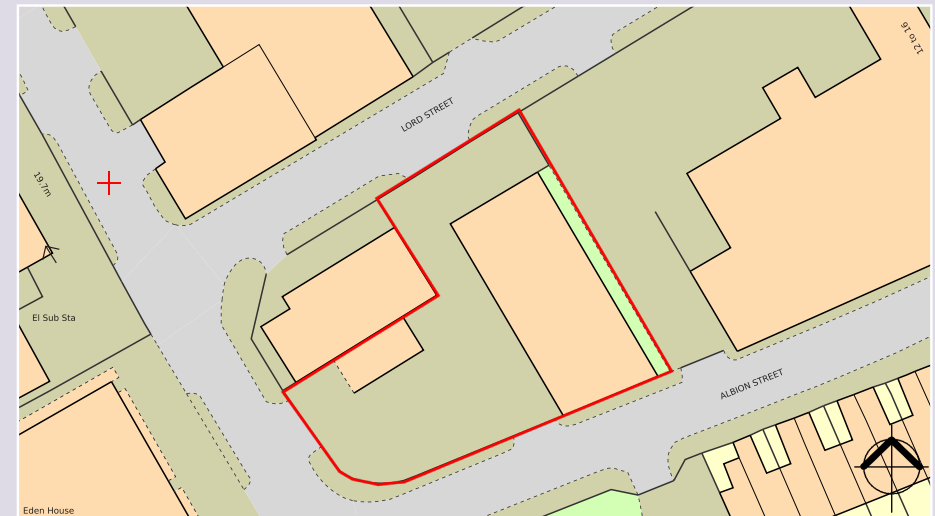
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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 July 2024