

TO LET Attractive Retail Premises

1 St Albans Row
Carlisle
Cumbria
CA3 8JF

Edwin
Thompson



- Well located retail unit within Carlisle City Centre
- Net Internal Area approximately 215 sq ft
- Nearby occupiers include Hodgson's News, Espresso Hub and Angel Nails

To Let - £10,000 per annum exclusive

Ref:

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

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LOCATION

The property is situated in the heart of Carlisle city centre and within walking distance to the mainline train station. Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Virgin Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road.

The City of Carlisle has a residential population of 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

1 St Albans Row occupies a very central trading location within the Grade I Listed Town Hall building in the heart of Carlisle City Centre. There are a number of small independent retailers in the area including Hodgson's News, Espresso Hub and Angel Nails as well as being close to the highly successful Lanes Shopping Centre.

DESCRIPTION

The property provides a ground floor lock up shop with rear stock room and WC. It has extensive glazed display windows to St Albans Row and is ready for immediate tenant fit out. The property is Grade I listed, so any proposed works require consent from Carlisle City Council's conservation officer / planning department.

Internally, the shop area provides painted walls, fluorescent strip lighting and vinyl flooring. The rear stock room also benefits from a WC.

ACCOMMODATION

It is understood that the premises provide the following approximate Net Internal Floor Area as follows:

Ground Floor	20.02sq m	(215 sq ft)
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SERVICES

The unit is connected to mains electricity, water and the mains drainage/ sewage system.

LEASE TERMS

The property is available by way of a new Internal Repairing & Insuring lease for a term to be agreed and at a rental of £10,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the 1 St Albans Row has a Rateable Value of £9,900 and is described as shop & premises.

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

EPC

The premises have an Energy Efficiency Rating of D78. A copy of the certificate is available to download from the Edwin Thompson website or upon application.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Ruth Richardson – r.richardson@edwin-thompson.co.uk

Suzie Barron – s.barron@edwin-thompson.co.uk

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