

TO LET



3 MARKET ARCADE • SCOTCH STREET • CARLISLE •
CA3 8RD

**CARIGIET
OWEN**

Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000. The city is the principal administrative and retail centre for the area, drawing on the surrounding towns of Workington, Whitehaven and Dumfries. The city is the main retail centre for the area, the nearest competing commercial centres being Glasgow 90 miles north; Newcastle 60 miles east; and Preston 90 miles south.

The unit is situated in the doors of the Market Arcade, this particular location has a lot of footfall as nearby occupiers include TK Max, B&M and the Market hall located behind the subject unit.

Description

The unit benefits from extensive window frontages onto the entrance of the market hall, with a large open sales area and a sales counter. The first floor is used for storage from a spiral staircase.

Services

The property is connected to mains water, drainage, electricity and gas. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission under E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.



Accommodation

3 Market Arcade provides the following net internal floor area:

Description	Area Sq M	Area Sq Ft
Ground Floor	20.65	222
First Floor	18.17	196
Total	38.82	418

Lease Terms

Available **TO LET** on a new lease for a minimum term of 3 years at a rent of **£10,000 per annum exclusive**.

A service charge is levied in respect of the landlord's expenditure in lighting, cleaning, repairing and maintaining the structural, external and communal areas of the building, together with external communal estate maintenance.

Business Rates

The Valuation Office Agency website describes the property as shop and premises with a 2026 List Rateable Value of £8,400. The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

***** 100% BUSINESS RATES RELIEF *****

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required.



Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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