

TO LET



9 FRIARS COURT • CARLISLE • CA3 8LF

**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.

The property lies within Friars Court, behind Devonshire Street, which is a popular food and beverage location for Carlisle city centre and home to The Thin White Duke, Meantime, LeGall and Connolly's bar.

The location of the subject property is circled red on the plan adjacent, and sits immediately adjacent to the popular Print Yard.

Description

An end of terrace self contained unit finished to a modern specification. This unit presents an exciting opportunity to either continue the previous hair salon use or reposition the space for a bold modern concept that capitalises on the area with strong local footfall, and external area.

Benefiting from its proximity to Print Yard and the large hospitality offerings on Devonshire Street, food and drink ventures would be considered.

Description	Area Sq M	Area Sq Ft
Ground Floor	22.18	239





Lease Terms

Available **TO LET** by way of new internal repairing and insuring lease for a term of years to be agreed at a rent of **£5,000 per annum exclusive**. Reasonable tenant break options may be considered, and a rent deposit may be required, subject to tenant status.

Services

The property is connected to mains water, drainage and electricity.

Planning

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

Business Rates

The Valuation Office Agency website describes the property as shop and premises with a 2026 List Rateable Value of £4,050.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £

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

Energy Performance Certificate

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

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

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