

TO LET



SELF-CONTAINED WAREHOUSE • FORMER VASEYS FURNITURE STORE
LANCASTER STREET • CARLISLE • CA1 1TF

**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 unit occupies part of the former Vaseys Furniture Store and occupies a prominent position on Lancaster Street, immediately to the rear of Botchergate, one of Carlisle's principal mixed-use commercial areas. The surrounding area comprises a range of, industrial, leisure and residential uses, with St Nicholas Trading Estate to the east and the West Coast Main Line railway corridor to the west.

The property is within easy walking distance of Carlisle Railway Station and the city centre, benefiting from convenient accessibility. In addition, Lancaster Street is a busy vehicular cut through route for Carlisle City centre.

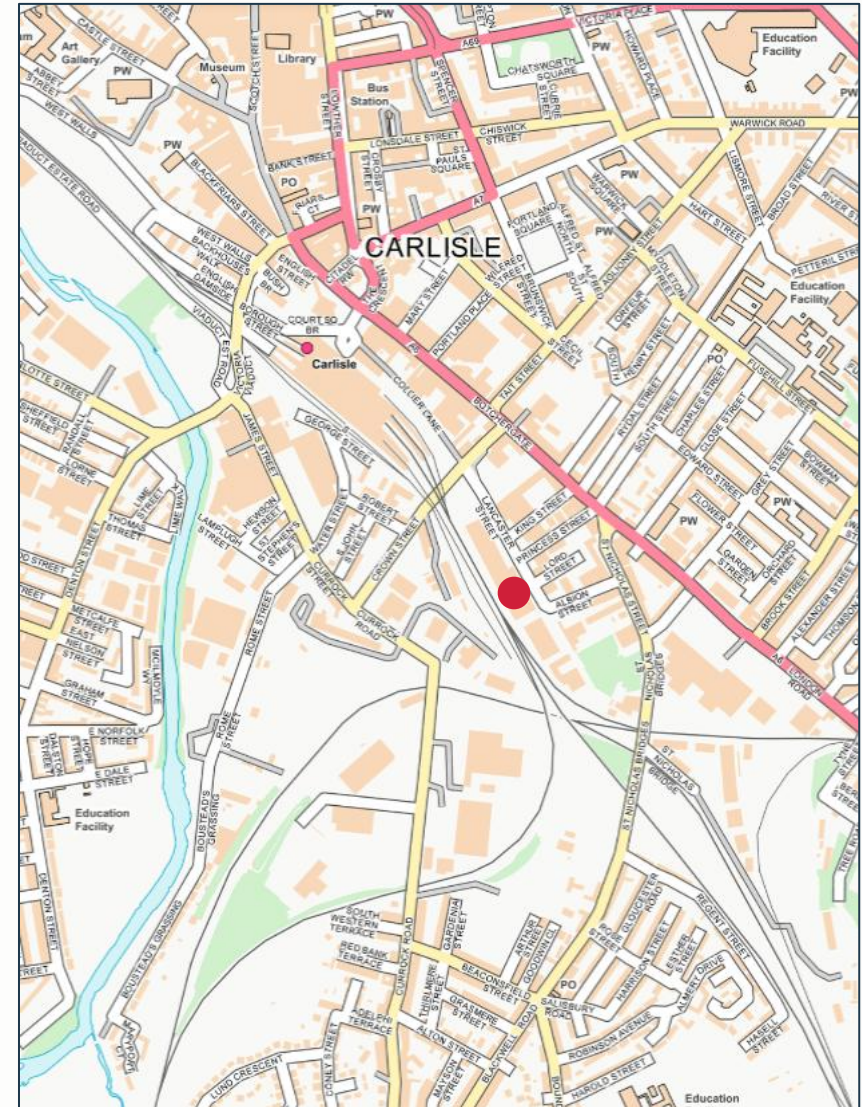
The property has good connectivity to the wider road network, with easy access to the A6, which links directly to Junctions 42 and 43 of the M6 motorway, providing excellent regional and national transport connections.

Description

The warehouse accommodation is a self-contained unit which is rectangular and is largely open plan, with two offices and two toilets.

The warehouse is suitable for various commercial uses including workshop, gymnasium, storage, community use, and many others subject to landlord consent.

Externally to the front is a dedicated section of car park. The unit would also benefit from the use of additional parking within the remainder of the site.





Accommodation

The building provides the following gross internal floor areas:

Description	Area Sq M	Area Sq Ft
Gross Internal Area	451.88	4,864

Lease Terms

Available **TO LET** by way of a new effectively full repairing and insuring lease for a minimum term of 3 years at a rent of **£37,500 per annum exclusive**.

A maintenance 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 and landscaping.

Services

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

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 building will need to be re-assessed for business rates, as the whole building is under one rateable value.

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of G-173.

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. A rental deposit may be required, subject to tenant status.

Viewings

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

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