

TO LET / FOR SALE



80 BROOK STREET AND 3 WATSON STREET  
CARLISLE • CA1 2HP

**CARIGIET  
COWEN**

## 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.

80 Brook Street & 3 Watson Street is prominently positioned close to Carlisle city centre and lies on a busy arterial cut through route linking London Road (A6) with Warick Road (A69). The premises is the former home of the bakery for Routledge's The Bakers.

The surrounding area is largely made up of a large amount of residential houses as well as the University of Cumbria Fusehill Street Campus, St Nicholas Retail Park and various private independent retailers.

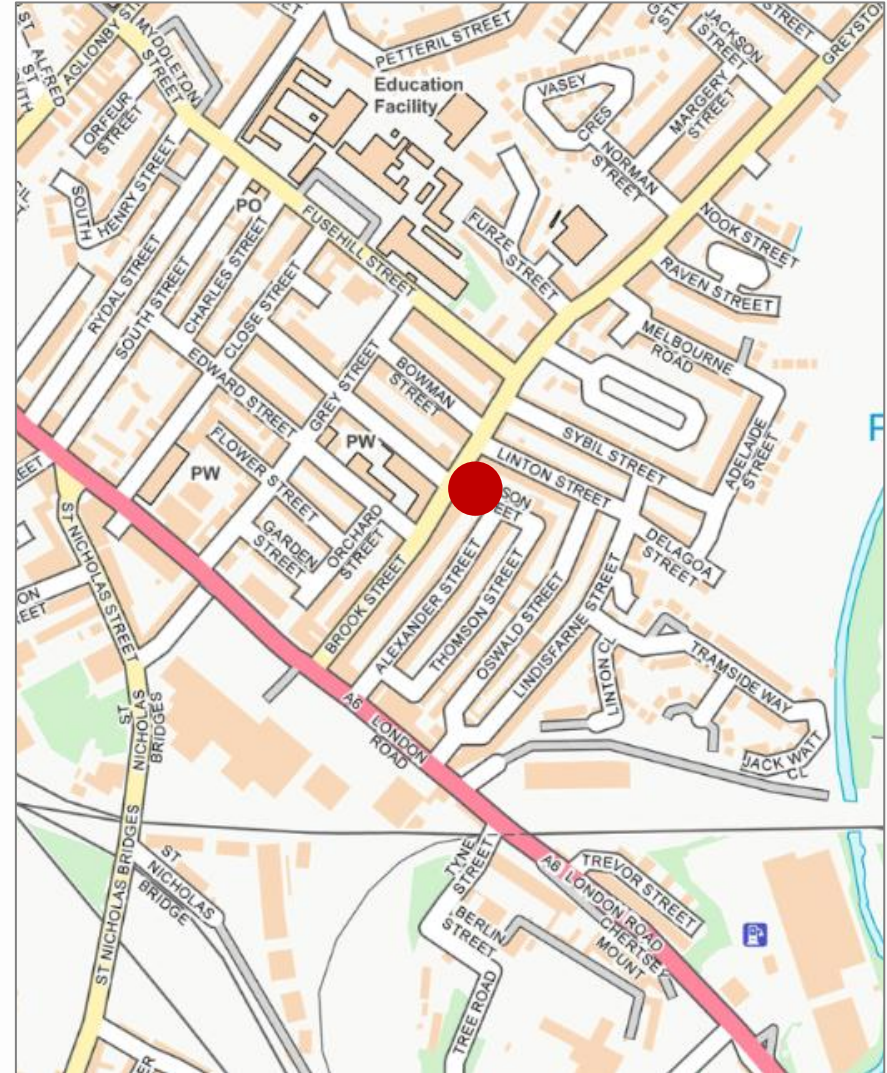
The location of the subject premises is shown circled red on the plan adjacent.

## Description

The whole property comprises an amalgamation of 80 Brook Street and 3 Watson Street.

The ground floor of 80 Brook Street provides a corner retail shop offering a prominent frontage to Brook Street and return frontage to Watson Street. In addition, the remainder of the ground floor provides the production and processing areas, garage and stores. Some of the space remains fitted out with walk in chillers.

An integral stairwell provides access to the upper floors which provides further storage and processing areas, as well as separate male and female staff changing rooms and toilets.



### Accommodation

80 Brook Street & 3 Watson Street provides the following useable floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor Shop Area	28.71	309
Ground Floor Processing Area	205.01	2,207
Ground Floor Ancillary	68.46	737
Ground Floor Staff Toilets	10.7	35
First Floor Processing Area	86.33	929
<b>Total</b>	<b>399.21</b>	<b>4,297</b>

### Lease Terms

The property is available **TO LET** as a whole for a term of years to be agreed, at a rent of **£20,000 per annum exclusive**.

### Sale Terms

The freehold interest with vacant possession is offered **FOR SALE** and offers in the region of **£225,000** are invited.

### Services

The property is connected to mains water, drainage, electricity and gas. In addition, the electricity supply has been upgraded to a 3 phase supply.

### 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. This includes various residential uses.



**Business Rates**

The Valuation Office Agency website describes the property as Bakery, shop and premises with a 2026 List Rateable Value of £13,750.

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

**Energy Performance Certificate**

The property benefits from an EPC showing an Energy Performance Asset Rating of D-84.

**VAT**

We understand VAT is not payable on the rent or purchase price.

**Costs**

Both parties will bear their own legal and professional costs incurred in the transaction. In the event of a letting, 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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