



## Location

Carlisle is a major retail centre within the North of England. The city is the regional and economic capital for a catchment covering 1.34m people.

Tourism visits total c.8 million annually.

The Lanes Shopping Centre is the dominant element of retail in the city centre and is home to well-known high street names including **Next, Deichmann, River Island, JD, Clarks, Pandora** and **Katie Loxton**. The centre boasts a 625 space multi-storey car park.

The subject unit is situated in a 100% prime location on English Street amongst retailers such as **Primark, Lakeland Leather** and **Hotel Chocolat**.

## Accommodation

The unit comprises a ground floor retail unit the following approximate net internal floor areas:

Ground Floor	2,077 sq ft (192.95 sq m)
First Floor	1,829 sq ft (169.91 sq m)
Second Floor Storage	1,723 sq ft (160.07 sq m)

## Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review at the fifth anniversary of term commencement. Short term occupancy is considered. **N.B. The freehold may be available (Further information on request)**

## Rent

Upon application. Rent is exclusive of service charge, insurance, utilities, business rates and VAT.

# SHOP TO LET

## 11-13 English Street

# CARLISLE

## Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

**Rateable Value** **£72,000**

For further details visit Gov.uk or contact the business rates department at the local authority. From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

## Service Charge

The on-account service charge for the year 2023 stands at approximately £5000, per annum plus VAT.

## EPC

Energy Performance Asset Rating - Available on request.

## Costs

All figures quoted are exclusive of VAT where applicable.

## Viewing & Further information:

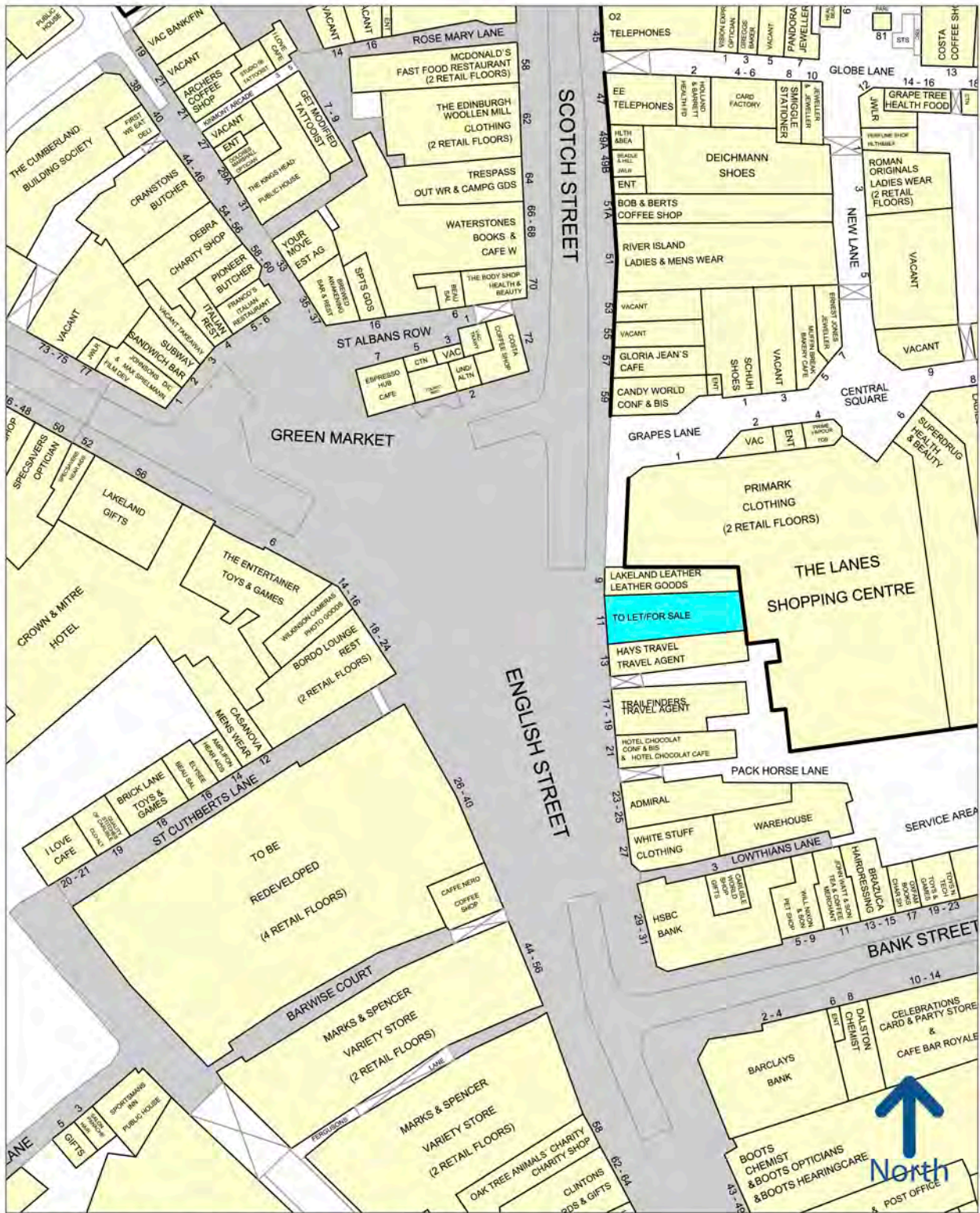
Strictly by prior appointment through joint letting agents Jamieson Mills and Barker Proudlove.

**Contact: Jamie Simister**  
**Direct Dial: 07551 760696 / 020 3746 6882**  
**Email: [jps@jamiesonmills.com](mailto:jps@jamiesonmills.com)**

**Barker Proudlove - 0113 388 4848 / 0161 631 2852**

**Subject to Contract & Without Prejudice**





50 metres



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