

To Let – May Sell

**14-16 Devonshire Street
Carlisle
Cumbria
CA3 8LP**



City centre retail unit suitable for office use subject to planning.

Carlisle is a cathedral city situated in north Cumbria and is the administrative centre for Cumbria. Carlisle is the main retail centre for the region drawing upon a significant catchment population. The residential population of Carlisle is approximately 80,000 but the 30-minute drive time population is widely regarded as being in excess of 150,000.

Location

The subject property is situated in a strong secondary retailing pitch in Devonshire Street, close to major multiples such as Greggs, Pizza Express, Alliance & Leicester, Northern Rock, Santander and the Cumberland Building Society.

Description

The property comprises a mid-terraced shop arranged over basement, ground, first, second and third floors, currently in use as a sandwich bar.

Accommodation

The property offers the following approximate areas and dimensions:-

Internal width	16' 5"	(5.0 m)
Shop depth	37' 8"	(11.5 m)
Ground floor sales	533 sq ft	(49 sq m)
Basement storage	547 sq ft	(50.8 sq m)
First floor ancillary (including wc & kitchen)	500 sq ft	(46 sq m)
Second floor	542 sq ft	(50.3 sq m)
Third floor	563 sq ft	(52.3 sq m)
Total	2,685 sq ft	(249.4 sq m)

Lease

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £24,000 p.a. exclusive of rates, VAT and other outgoings.

Rating Assessment

Rateable value £21,000 UBR – 41.4p

Fixtures & Fittings

Fixtures & fittings available by way of separate negotiation.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT at the present time.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings or via our joint agents Mason Owen – Rob Markland dealing.

