

## Substantially Reduced Rental To Let

**30/34 Botchergate  
Carlisle  
CA1 1QS**



### Retail/leisure unit with extensive ground floor and rear servicing

Carlisle is the regional centre for Cumbria and south-west Scotland, and has a resident population of 85,000 but draws on a much wider catchment incorporating surrounding towns and villages. The city has a 30-minute drive time population widely regarded as being in excess of 150,000, but the true catchment covers a significant geographical area. Carlisle is the dominant retail centre in the region with the closest significant competing centres being Glasgow/Edinburgh (98 miles north), Newcastle (55 miles east) or Preston (80 miles south).

#### Location

The unit is situated at the northern end of Botchergate in the centre of the main leisure and pub circuit with other occupiers in the immediate vicinity including J D Wetherspoon, Lloyds No1, Warner Village 7 screen cinema, Walkabout Bar, Gala Bingo, Ibis Hotel and Shanghai Shanghai. There are a large number of independent bar and

restaurant traders in the immediate vicinity and the property is a short distance from the main retail centre and office core surrounding Portland Square.

#### Description

The property comprises a substantial ground floor retail unit offering in excess of 9,000 sq ft of space with ancillary accommodation at first floor level and with the benefit of rear servicing. The unit could be split if required.

#### Accommodation

Internal width	14.63 m	( 48' 0")
widening to	23.77 m	( 77' 10")
Shop depth	44.20 m	(145' 0")

#### Ground Floor

Sales area	680.3 sq m	(7,320 sq ft)
Ancillary	171.1 sq m	(1,842 sq ft)

#### First Floor

Ancillary	197.5 sq m	(1,543 sq ft)
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**Total 1,048.92 sq m (10,705 sq ft)**

#### Terms

£85,000 per annum exclusive of rates and VAT.

#### Tenure

The property is available on the basis of a new 15 year full repairing and insuring lease subject to 3 yearly upward only rent reviews.

#### Rateable Value

Rateable Value £36,500 UBR 48.5p

Interested parties are recommended to make enquiries of the valuation office agency via [www.voa.gov.uk](http://www.voa.gov.uk)

#### Legal Costs

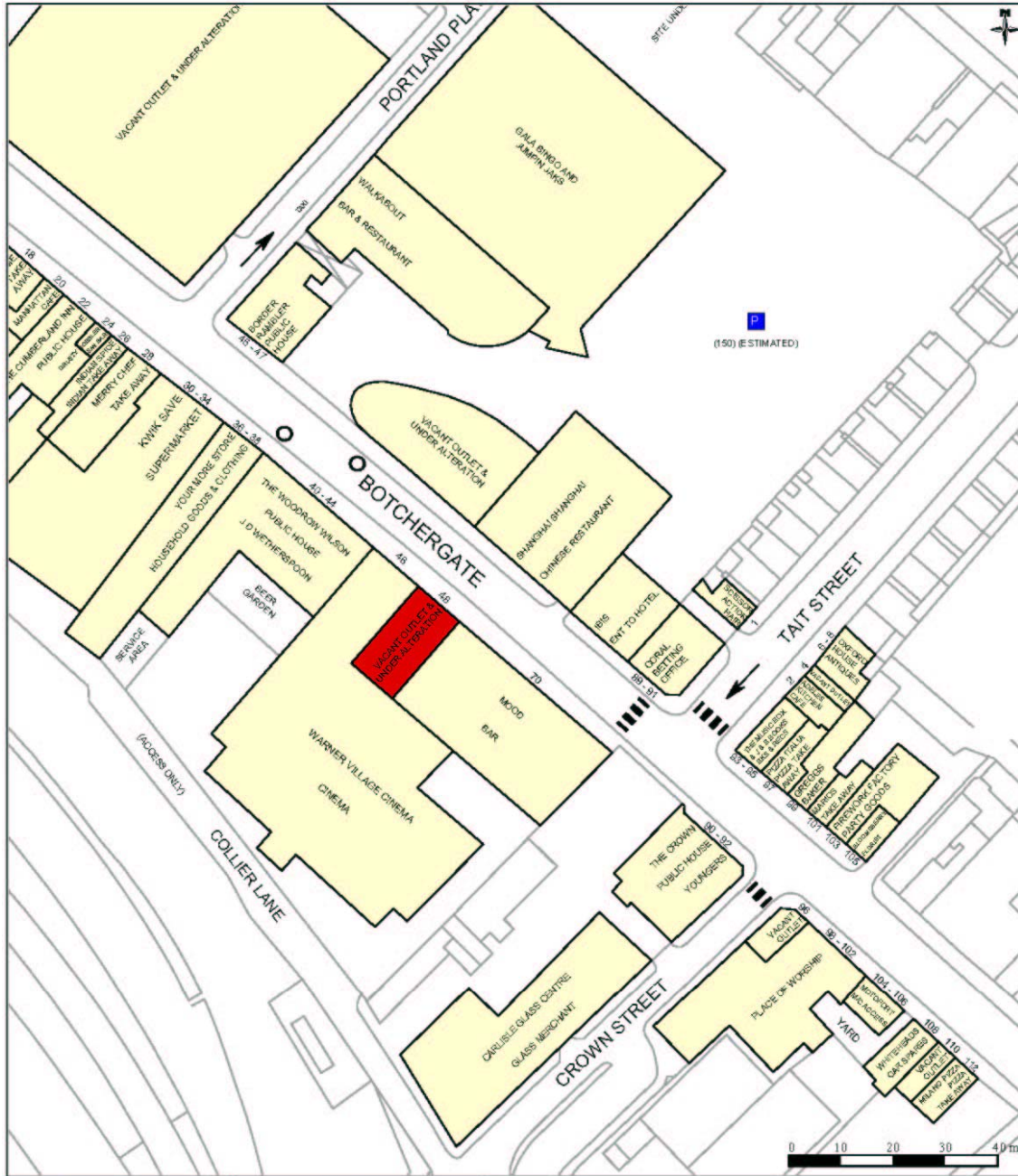
Each party to be responsible for the payment of their own legal fees.

#### VAT

All prices and rentals where quoted are exclusive of but may be liable to VAT.

#### Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)




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