

Retail Premises to Let Within Allied Carpets Building

**First Floor
Byron House
The Maltings
Shaddongate
Carlisle
CA2 5TU**



**Excellent opportunity to trade within
new Allied Carpets Store.**

Location

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. Significant employers include United Biscuits, Pirelli, Nestle, Northern Foods, Carlisle City and Cumbria County Councils and the University of Cumbria.

The property comprises a very prominent building at the junction of Shaddongate with Caldewgate. The unit is within premises to be occupied by Allied Carpets and with other occupiers on the

estate including Crown Berger, Thompson Roddick Laurie (quality auction house) and Subway. The property has an extremely prominent visual identity to passing traffic.

Description

The premises comprise extensive first floor retail accommodation, fitted out and ready to trade with the advantage of a large display window to Shaddongate facing oncoming traffic and significant display windows. There is a large retail staircase from the ground floor (to be occupied by Allied Carpets) and shared facilities within the building.

Accommodation

First floor - NIA 5,448 sq ft (506.1 sq m)

Terms

A commencing rental of £30,000 per annum, exclusive of rates and VAT.

Tenure

The unit is available on the basis of a new 12 year lease subject to 4-yearly rent reviews on effectively a full repairing and insuring basis.

Rateable Value

Not yet assessed for rates.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

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

Viewing

Peill & Company, tel 0845 450 4444 – Simon Adams dealing (simon@peill.com).

NB. The entrance to the accommodation is through premises to be occupied by Allied Carpets and therefore trading hours for the prospective tenant will need to mirror those operated by Allied Carpets.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

74

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1583
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

50 If typical of the existing stock