

To Let Substantial Ingoing Incentives Available

Unit 1
St Nicholas Street
Carlisle
CA1 2EF



Prominent roadside retail showroom premises lease available – potential for alternative uses.

Location

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.

The subject property occupies a prominent position close to the junction of St Nicholas Street with London Road, one of the main thoroughfares leading into Carlisle city centre to the north. The property is a short distance from the St Nicholas Retail Park (MFI, Netto, Focus, Brantano and Halfords) and the London Road Retail Park (B&Q, Pets at Home, Pizza Hut and Laura Ashley). The property is immediately adjacent to ample public car parking to the rear.

Description

The property comprises a substantial retail showroom with prominent frontage, with ancillary accommodation including staffroom and wc, stock room, 2 stores and a loading bay.

Accommodation

The property offers the following accommodation:-

Showroom	4,381 sq ft	(407.15 sq m)
Staff room	147 sq ft	(13.67 sq m)
Stock room	395 sq ft	(36.72 sq m)
Office	51 sq ft	(4.75 sq m)
Store	166 sq ft	(15.47 sq m)
Loading	118 sq ft	(10.95 sq m)
Total area	5,258 sq ft	(488.71 sq m)

Terms

£50,000 per annum.

Substantial ingoing incentives may be available to suitable applicants, subject to status.

Tenure

The property is held on the balance of a 15-year lease from 14 December 2004 on an FRI basis. The passing rent is £50,000 per annum, with the next review due on 14 December 2009.

Our clients would consider a shorter sub-lease in respect of the premises.

Rateable Value

The property is assessed for rates as follows:-

Rateable value - £32,250
UBR – 48.5p

Amount payable 2009/2010 - £15,641.25

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

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.