

To Let (Unit 1 Let to Mamas & Papas)

Units 1, 2 & 3 Byron House
The Maltings
Shaddongate
Carlisle
CA2 5TU

From 2,939 sq ft to 15,265 sq ft



Prominent Retail Unit Opposite Proposed
New Sainsbury's 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. 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).

The unit occupies an extremely prominent position at the junction of Shaddongate with Caldewgate of part of the city's inner ring road and therefore offers excellent visual identity and is on the fringe of the city

centre, and benefits from significant passing trade from shoppers within west Cumbria. Nearby occupiers include DFS, Subway, Crown Berger and the property is immediately adjacent to a proposed new 60,000sq ft Sainsbury's Superstore and Petrol Filling Station which is proposed to be on the opposite side of the road (planning application submitted – further information at www.sainsburys-caldewgate.co.uk)

Description

The property comprises a stand alone retail unit arranged over ground and retail first floor with a retail stair and available as a whole or capable of division in to two or more units. The ground floor of the property has most recently been occupied by Allied Carpets, and furniture retailers prior to that.

Accommodation

The property offers the following accommodation:-

Unit 1

Ground floor sales	2,939 sq ft	Let to Mamas & Papas
--------------------	-------------	----------------------

Unit 2

Ground floor sales	2,424 sq ft	(225.15 sq m)
First floor sales	5,448 sq ft	(506.4 sq m)
Total Sales	7,872 sq ft	(731.25 sq m)

Unit 3

Ground floor sales	3,868 sq ft	(359.3 sq m)
First floor ancillary	586 sq ft	(54.4 sq m)
Total internal area	4,454 sq ft	(413.7 sq m)

Total space	15,265 sq ft	(1,418.1 sq m)
--------------------	---------------------	-----------------------

NB. The above units can be combined and larger or smaller units can be made available – further details on request.

Terms

The property is available to let on the basis of a new 15 year FRI lease.

Rent

Further information on request from the agents – Simon Adams dealing.

Service Charge

A service charge is administered in respect of the development and further details are available on request. (2008/2009 figure £250.00).

Chartered Surveyors, Commercial Property and Development Consultants, Licensed Trade Valuers

1 Kent View, Kendal, Cumbria LA9 4DZ t:0845 450 4444 f:01539 732 507 e:kendal@peill.com w:www.peill.com

Directors: Andrew C Peill FRICS, Peter J Nicholson FRICS, Simon P Adams BSc (Hons) FRICS MCI Arb

Consultant: D Malcolm Brownsord FRICS FAVLP

Specialists throughout the North West, covering Cumbria, The Lakes, Lancashire and Southern Scotland.

Peill & Company Ltd Registered in UK Reg No 4528978 Reg Office 1 Kent View, Kendal, Cumbria LA9 4DZ



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) or James Hall, of Johnstone Hall, tel 020 7307 0030.

