



**84 ENGLISH STREET, CARLISLE,
CUMBRIA, CA3 8HP**

- **Shop For Sale or To Let**
- **Reduced asking terms**
- **City centre location**
- **Suitable for occupiers or investors**
- **Rent £27,500 per annum or
Freehold price £225,000**

For Sale or To Let

LOCATION

The property is situated on English Street, the prime shopping street in Carlisle. Nearby national retailers include Marks & Spencer, House of Fraser, Boots, W H Smith, River Island and Tesco.

Carlisle is a City situated in north Cumbria and is the main retail centre for the region. The resident population of Carlisle is approximately 80,000 and there is an estimated population in excess of 150,000 within a 30 minute drive.

The City has a main line railway station on the West Coast Main Line and the City centre lies approximately 2 miles west of the M6 Motorway.

Tel: 0191 2610300

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The premises are arranged over ground, first and second floors, with additional basic storage within the basement, accessible via a floor hatch.

The shop benefits from a traditional modern timber shop front. The unit is fully fitted and ready for trading with modern ceiling with flush lighting, air conditioning cassettes, panelled walls and a polished timber floor.

Stairs lead from the rear handling area to the first and second floor accommodation. These floors currently provide extensive storage space, together with an office and staff room.

ACCOMMODATION

Ground Floor

Sales	96.48 sq m	(1039 sq ft)
Rear handling area/store	18.06 sq m	(194 sq ft)
Staff w.c.'s		

First floor

Storerooms totalling	95.92 sq m	(1033 sq ft)
Office	8.36 sq m	(90 sq ft)
Staff room	14.93 sq m	(161 sq ft)

Second Floor

Storeroom	21.34 sq m	(230 sq ft)
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Interior photograph

Basement (not measured)

TOTAL

Sales	96.48 sq m (1039 sq ft)
Ancillary	158.61 sq m (1708 sq ft)

LEASE TERMS

The premises are currently let under a temporary arrangement. They are available by way of a new full repairing and insuring lease for a term of years to be agreed.

The lease is available at nil premium.

The Freehold interest is also available for sale.

The freehold interest in the next door property, 86/88 English Street, is also available for purchase. Please contact the agent for full details.

RENT

£27,500 per annum.

The rent will be exclusive of Business Rates and will be payable quarterly in advance. VAT will be payable on the rent.

PRICE

£225,000

RATEABLE VALUE

The property has a Rateable Value of £38,250.

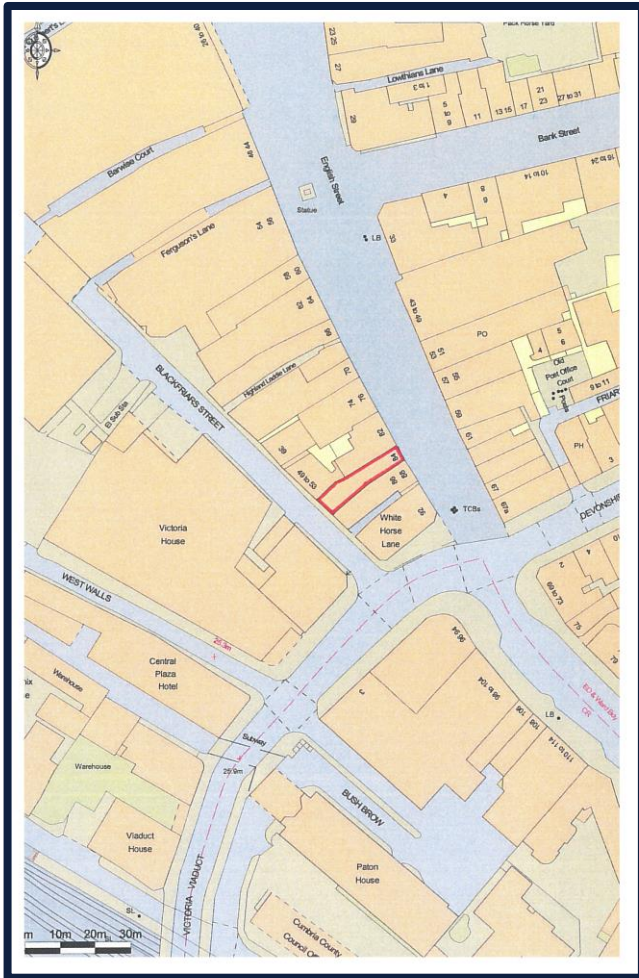
LEGAL COSTS

Each party to bear its own legal costs in connection with the preparation and execution of the lease or purchase.

VIEWING

Strictly by appointment through the sole agents, YoungsRPS

Contact Michael Blake – 07718 523060
e-mail: Michael.blake@youngrps.com
or Paul Fairlamb – 07718 523037
e-mail: paul.fairlamb@youngsrps.com



Location map

All figures quoted above are exclusive of VAT where chargeable. The property is registered for VAT purposes.

LOCAL AUTHORITY

Carlisle City Council, Civic Centre, Rickergate, Carlisle, Cumbria, CA3 8QG (Tel: 01228 817000)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-102. A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars amended December 2020

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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