

**City Centre retail/office/salon/showroom unit
to Let on a new lease**

**2 Rosemary Lane
Carlisle
Cumbria
CA3 8PW**



**Excellent location just off Scotch Street close to McDonalds,
Foot Asylum, Sports Direct, Lanes Shopping Centre and
Treasury Court speciality shops**

Carlisle is the dominant regional centre for Cumbria, Southwest Scotland and the western end of the Tyne Valley and has an immediate population of over 100,000 with a catchment population well in excess of 300,000. Carlisle is known as 'the border city' and draws on a much wider catchment and is benefiting from 'the borderlands' growth deal seeing significant investment in and around the city. Carlisle is approximately 98 miles south of Edinburgh, 97 miles south of Glasgow, 55 miles west of Newcastle-upon-Tyne and 87 miles north of Preston.



Location

The subject property shown for identification purposes on the enclosed street traders plan and is situated on Rosemary Lane which links Fisher Street and Treasury Court with Scotch Street. The Lanes shopping centre is immediately opposite, and Scotch Street comprises the prime retail pitch for Carlisle City Centre which is the dominant retail centre for the surrounding hinterland. The location of the property therefore offers an excellent opportunity to trade in a city centre location at a modest rent. Nearby occupiers include McDonalds, Foot Asylum, independent traders, and a range of speciality shops in Treasury Court.

Description

The property comprises a lock-up shop unit ready for more-or-less immediate occupation and benefitting from an accessible lift to the front of the shop together with staff and customer wc's and ancillary accommodation. The property would lend itself to a range of uses including retail, salon, office or consulting rooms (subject to any consents being received).

Accommodation

The property comprises the following accommodation:-

Internal width	4.05m (widening to 6.03m)	(13 ft 3 inches to 19 ft 9 inches)
Shop depth	14.49m	(47 ft 6 inches)
Ground floor sales area	83.66 sq m	(901 sq ft)
Ground floor stores	7.06 sq m	(76 sq ft)
Total Net Internal Area	90.72 sq m	(977 sq ft)

Kitchen facilities are to the rear of the shop and there are both staff and customer wc's (including accessible) at ground floor level.

Terms

The property is available to let on the basis of a new 3-year lease or longer on effectively a full repairing and insuring basis.

Rent

A commencing rental of £7,500 per annum exclusive.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £10,250
UBR – 49.9p (2023/2024)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of '57-C'.

Legal Costs

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

VAT

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

Viewing

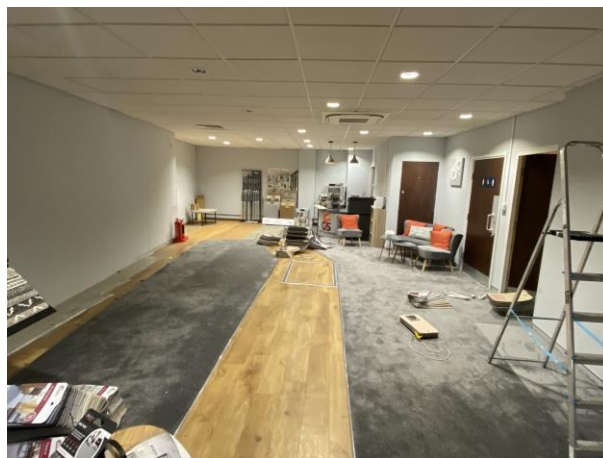
Strictly by appointment through the joint agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), and Aston Rose, 020 7629 1533 (Tim Richards dealing)

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

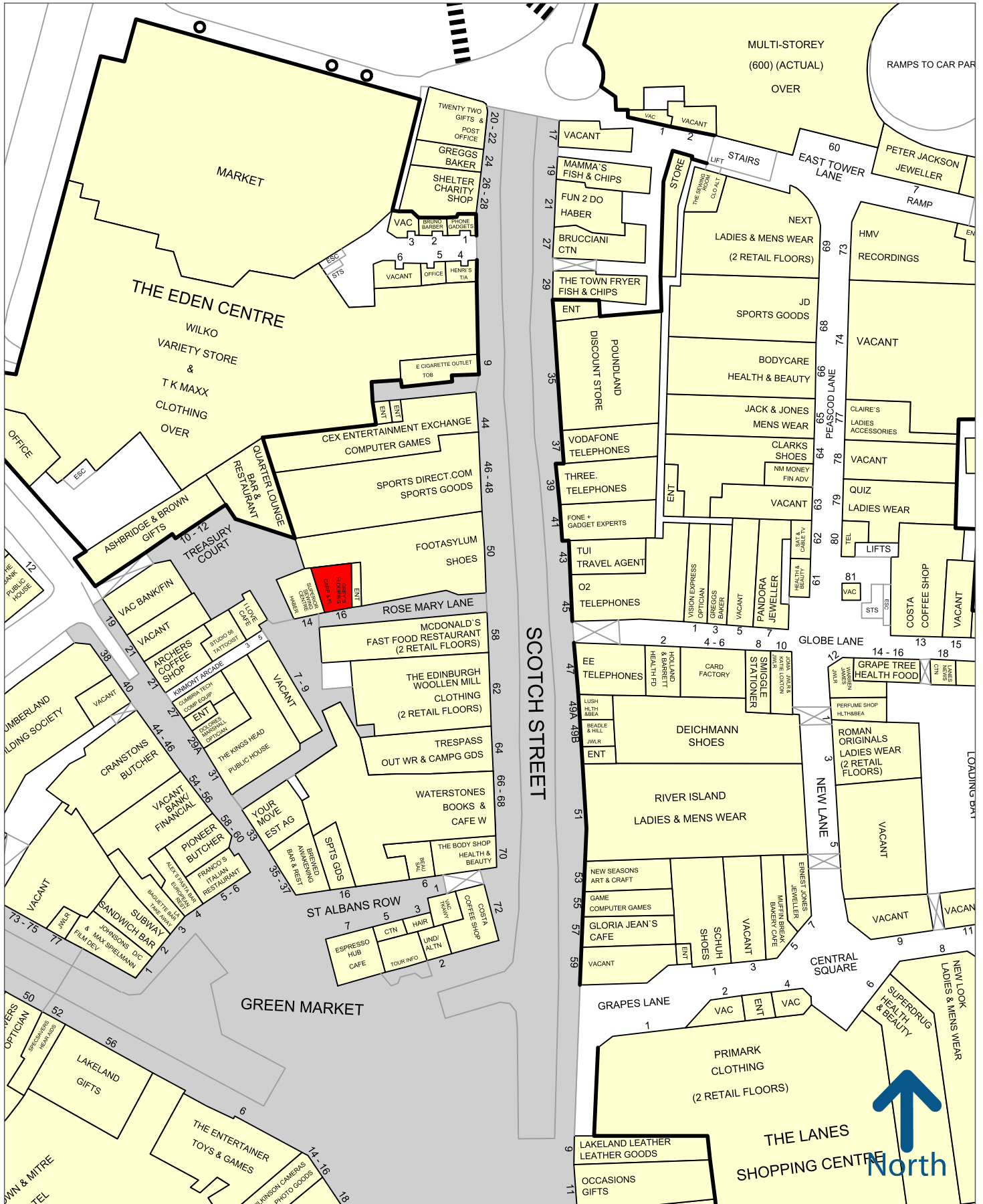
Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



50 metres

Experian Goad Plan Created: 20/04/2023
Created By: Peill and Company



Copyright and confidentiality Experian, 2022. © Crown
copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011