

Edwin
Thompson



Unit 3A, English Gate Plaza, Botchergate, Carlisle CA1 1RP

- Bar/Nightclub opportunity within Carlisle City Centre.
- Ground floor commercial unit located on the popular Botchergate
 - Total area 95.3 sq m (1,026 sq ft).
 - To Let - £24,000 per annum exclusive.

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TO LET

LOCATION

The subject property is situated in English Gate Plaza on Botchergate within Carlisle's city centre. The street is an established commercial area, being home to hoteliers such as the Ibis and County Hote and bars/public houses such as Wetherspoons, BrewDog and Walkabout. Vue Cinema is also situated in close proximity to the subject property.

Bothchergate is renowned for being Carlisle's primary bar and nightlife destination and becomes a pedestrianised street over the weekend. As a result of this there is also a number of restaurants, hot food takeaways and convenient stores located on the street as well.

Unit 3 receives good footfall year-round and is in close proximity to the proposed Carlisle Citadels project, which will create a new landmark campus in the centre of the city by 2026, resulting in further footfall within the city centre.

The City of Carlisle has a residential population of 75,000, a wider city population of around 108,000. Carlisle has a further estimated catchment population of 235,000 and benefits from Carlisle Train Station which is 100 metres opposite the subject property. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The ground floor commercial unit was previously a popular bar within Carlisle and is therefore an established pitch within the city centre and is in a good condition ready for an incoming tenants immediate occupation. The property has a glazed frontage, with a seating area upon entrance to the property followed by a bar area with further seating the rear and a DJ booth. There is a disabled WC to the rear of the property alongside male and female WCs. Also to the rear of the property is a cellar area to which the bar pumps lead to, and access to a first floor office area.

The fixtures and fittings within the property are also included in the letting, such as the bar area which has been newly refurbished and includes bar pumps, fridge units and a sink. The fire escape is located to the back rear elevation of the property.

SERVICES

It is understood that the property has mains supplies of electricity and water and is connected to the mains drainage and sewerage systems. The property has a gas supply but is capped off.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor	183.84 sq m (1,978 sq ft)
First Floor	10.08 sq m (109 sq ft)
Total	193.92 sq m (2,087 sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £24,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £19,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B46 and a copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

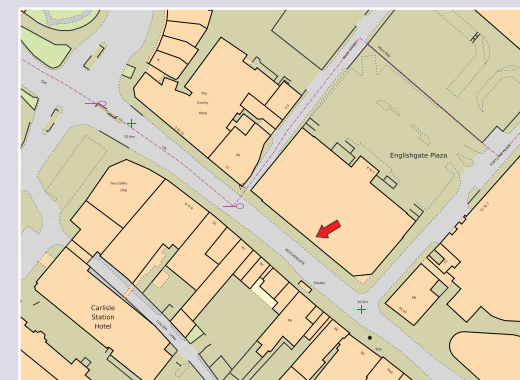
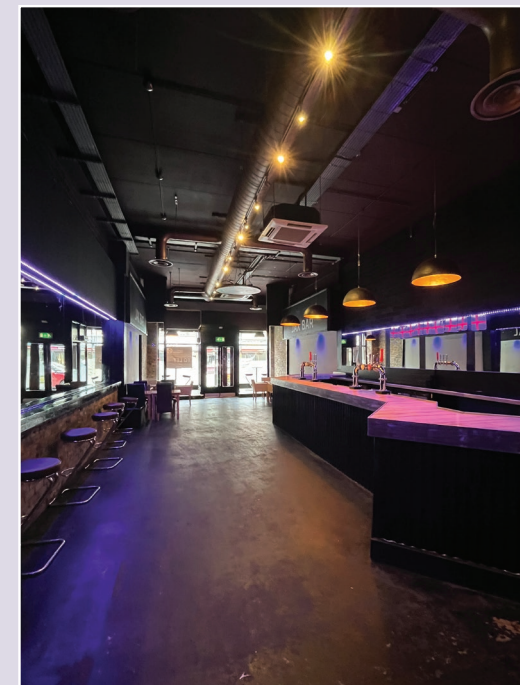
VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

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