

Edwin
Thompson



THE
TEMPLE

Art Collective

TO LET

18 – 22 Devonshire Street, Carlisle, Cumbria, CA3 8LP

- Prime commercial pitch within Carlisle City Centre.
- Suitable for a variety of uses subject to consents.
- Includes ground floor and lower ground floor accommodation.
 - Total area 166.81 sq m (1,796 sq ft).
 - To Let - £26,500 per annum exclusive.

LOCATION

Devonshire Street has just undergone a multi-million pound refurbishment, transforming the area with outdoor seating, street furniture, trees, planting and cycle parking. This has created a high quality environment for the businesses, residents and visitors to Devonshire Street. The street is home to a number of local successful bars, restaurants and professional services, in addition to national operators such as Greggs, Pizza Express, Santander and the Cumberland Building Society.

The subject property 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 approximately 0.1 miles to the south of the subject property. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.

DESCRIPTION

The subject property is a mid-terraced commercial building with two floors of commercial accommodation, to the ground floor and the lower ground floor. Most recently used as a Tattoo Studio, the property was previously used as a bar and restaurant and could easily be converted back to this use. The property is suitable for a variety of commercial uses, subject to obtaining the relevant consents.

The property's ground floor has a glazed frontage onto Devonshire Street which is accessible for wheelchair users. The glazed frontage is surrounded by wooden panelling which provides an attractive façade. The ground floor has two significant commercial areas, a kitchen, office and disabled WC to the rear of the property. The lower ground floor has a large open commercial spaces, with a kitchen, bar area, storage room and male and female WC's.

SERVICES

It is understood that the property has mains supplies of electricity, gas and water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

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

| | | |
|--------------|--------------------|----------------------|
| Ground Floor | 96.29 sq m | (1,037 sq ft) |
| Basement | 70.52 sq m | (759 sq ft) |
| Total | 166.81 sq m | (1,796 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 £26,500 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 £24,750.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B50 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.

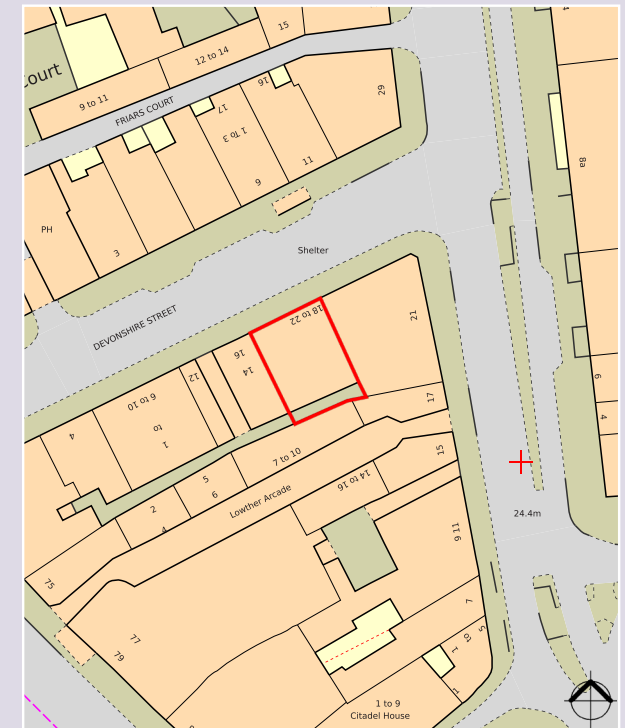
VIEWING

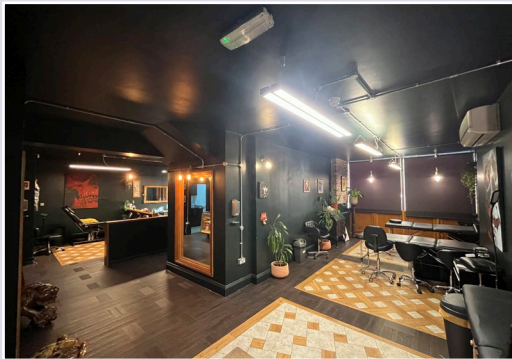
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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

Erika Norman
e.norman@edwin-thompson.co.uk

Tel: 01228 548385
www.edwin-thompson.co.uk





IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in September 2024