



## TO LET - Trade Counter/Light Industrial Premises Unit 2 Crown Street, Carlisle, Cumbria, CA2 5AE

- Popular Trading Pitch close to Carlisle City Centre
- Established Trade Counter/Light Industrial unit suitable for a variety of users
  - Total Approximate Gross Internal Area 464.3 sq m (4,998 sq ft)
  - Rental - £40,000 per annum exclusive



## LOCATION

The premises is situated on an established and popular trading pitch accessed from the junction of Crown Street and Currock Road, immediately to the south of Carlisle City Centre. There is a mix of trade counters, retail warehouses and light industrial areas in close proximity to the subject property, which boast national occupiers such as include Screwfix, Wolseley, Howdens, Benson for Beds, Matalan and System Hydraulics.

The subject property provides excellent access to Junction 42 of the M6 Motorway, Carlisle City Centre and The Central Train Station which is approximately 0.4 miles to the north and accessed via James Street.

Carlisle is based on the Virgin rail link between Glasgow and London Euston as well as boasting close proximity to Newcastle airport approximately one hour away along the A69. The city has a resident population of 73,000 and an estimated catchment population of 235,000, as well as being the dominant shopping location and administrative centre in the county and the borders.

## DESCRIPTION

The property has most recently been occupied by Johnstone's Decorating Centre as a trade counter use but could easily lend itself to logistic/warehouse/industrial users subject to the incoming tenants obtaining the relevant consents.

The subject property provides an established trade counter premises of steel portal frame construction with part brick and block/part profile clad elevations and a pitched profile clad roof, with LED lighting throughout. Upon entrance to the premises is a trading retail area, with a large open plan storage area immediately to the rear, in addition to an office, kitchenette and two WC's.

There is dedicated car parking provided to the front of the property, as well as a shared car parking area with the adjoining tenant. The premises has an electrical roller shutter at the front of the property measuring 3.12 metres wide and 3.33 meters in height.

## SERVICES

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

## ACCOMMODATION

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

Total Approximate Gross Internal Area 464.3 m<sup>2</sup> (4,998 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 £40,000 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

The property has a rateable value of £27,750.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817000.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of E121.

## 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.

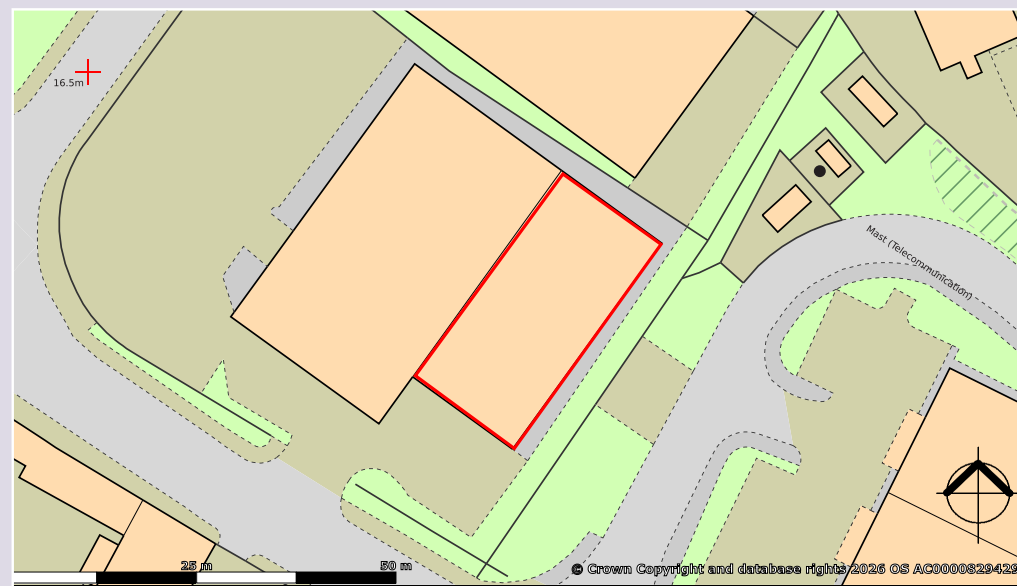
## VIEWING

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

Tel: 01228 548385

www.edwin-thompson.co.uk



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,  
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



## 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 January 2026

