

LEASE AVAILABLE



59 ENGLISH STREET • CARLISLE • CA3 8JU

**CARIGIET
COWEN**

Location

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The unit is located on English Street, the prime shopping street for Carlisle which is fully pedestrianised. English Street benefits from mainly national representation throughout and occupiers include Boots, WH Smith (Post Office), Barclays, Marks & Spencer, Betfred, White Stuff, Loungers, Caffè Nero and Cumberland Building Society, amongst others.

Carlisle has recently benefitted from multiple government-funded projects, such as The Market Square and Greenmarket regeneration project which is now complete and has improved the 6,000-square-metre area in the city centre.

Description

The property comprises a ground floor self contained retail unit, with a glazed frontage onto English Street with pavement ramped access. Internally, the ground floor is a rectangular shaped sales area fitted to a modern standard, with rear storage areas and a staff kitchen and WCs to the rear. Access is available to the rear elevation for loading and unloading.



Accommodation

Description	Area Sq M	Area Sq Ft
External Frontage	08.08m	26' 6"
Internal Width	07.67m	25' 5"
Depth	23.66m	77' 8"
Net Floor Area	185.61	1,998
Sales ITZA	94.39	1,016
Staff WCs		

Lease Terms

The unit is held on a lease expiring 31 March 2030 at a passing rent of **£40,000 per annum exclusive**. The lease is available by way of an assignment or underletting, or potentially a new lease directly from the landlord - subject to terms and covenant strength.

Services

The property is connected to mains water, drainage and electricity. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.



Business Rates

The Valuation Office Agency website describes the property as Shop and Premises with a 2026 List Rateable Value of £27,750.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £ (for Retail, Hospitality or Leisure properties with an RV below £51,000). Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of C-74.

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, security against any lease arrangement may be required.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement.

For further information, please contact:

Ben Blain

T: 01228 635002

bblain@carigietcowen.co.uk

Amelia Harrison

T: 01228 635007

aharrison@carigietcowen.co.uk

