

## TO LET (SUB LEASE)

5 WARWICK ROAD, CARLISLE, CA1 1DH

On the Instructions of:



For the good  
of entertainment



- Suitable for a variety of uses subject to consent.
- Prominently located close to the corner of Warwick Road and Lowther Street, on one of the main routes through the town centre.
- Ground Floor Sales 90 sq m (967 sq ft)
- TAW/Sub Lease available with incentives.
- Nearby retailers include: **Nando's, Lux Lounge Bar, Carol's Bridal Boutique, Vintage Barbers, Print Point, H&H Land & Estates, Andalusian Bar & Bistro and Pizza Express.**

## SITUATION

Carlisle is the chief administrative centre for Cumbria and South West Scotland. The subject property is located close to the junction of Warwick Road, Botchergate and Lowther Street, which is the main leisure circuit within the city centre. The main railway station and the popular tourist attraction, the Citadel are located within a short walk of the subject property.

Warwick Road is one the main roads through the city centre and there are ample car parks located within a short walk.

## ACCOMMODATION

An irregular shaped ground floor retail unit with office premises above benefitting from separate access onto Warwick Road. The building is a two-storey mid terraced brick built property of traditional construction comprising a sales area with customer/staff WC facilities and storage area.

Internal Width	5.77m	18'11"
Shop Depth	12.61m	41'04"
Ground Floor Sales	90m <sup>2</sup>	967ft <sup>2</sup>
Kitchen/Staffroom	9m <sup>2</sup>	100ft <sup>2</sup>
Customer WC's	4m <sup>2</sup>	46ft <sup>2</sup>

## LEASE TERMS

The premises are occupied by way of an existing restricted FRI lease expiring 23<sup>rd</sup> June 2024 at a passing rental of **£25,393.86 per annum** exclusive.

## EPC

An Energy Performance Assessment has been arranged and a full copy will be available soon upon request.

## BUSINESS RATES

Rateable Value	£14,750
2021/2022 UBR	£0.499
Estimated Rates Payable	£7,360

***The first-floor offices have been assessed separately with a Rateable Value of £3,050. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.***

## COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

## VIEWING

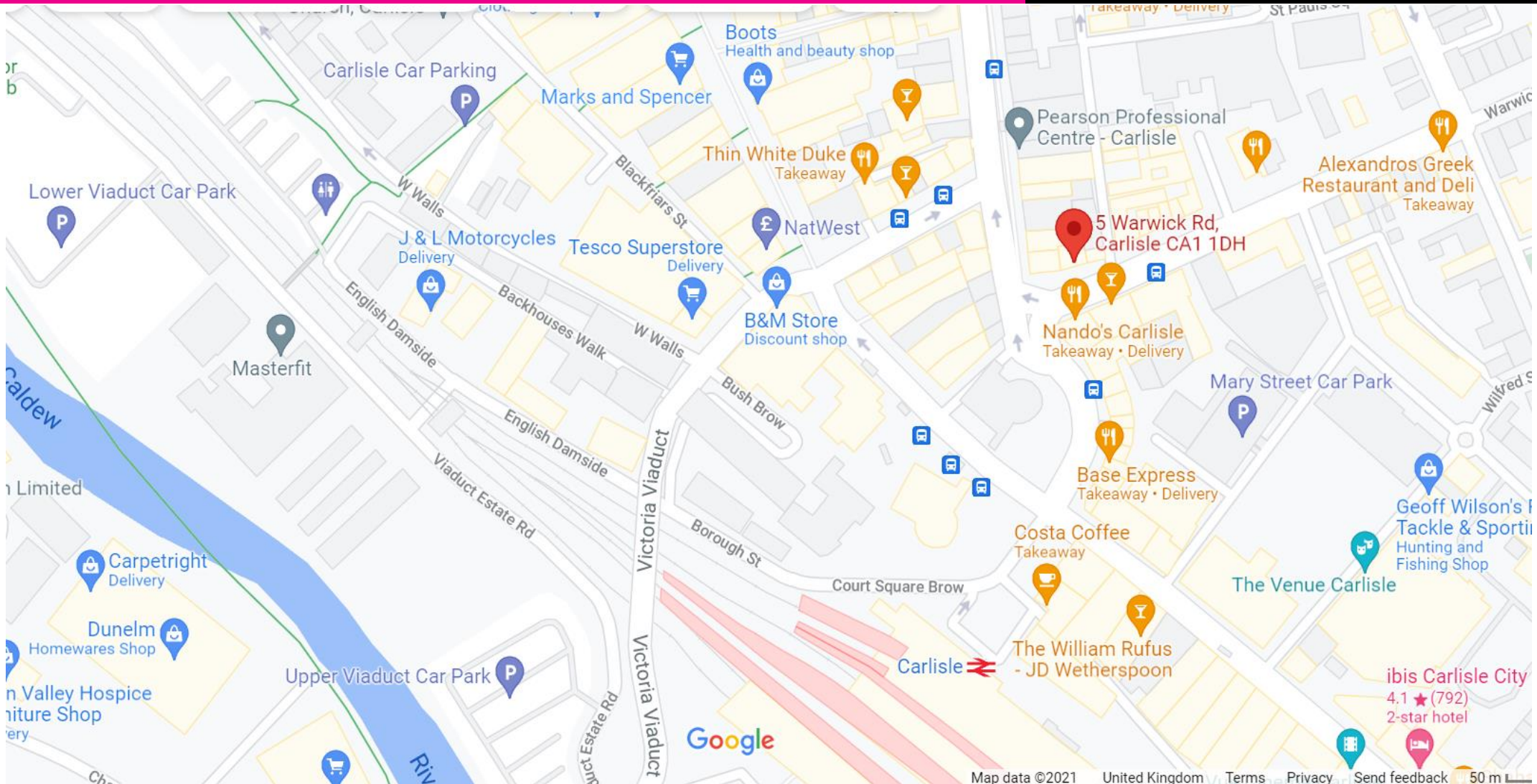
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