

HIGH STREET PROPERTY / CLASS A2

4 Devonshire Street, Carlisle CA3 8LP



Price: On application

Ground Floor Area

738 Sq ft / 69 Sq M

LET

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Location:

Carlisle is one of the north of England's principal retail centres drawing on a total catchment of over 330,000 persons and a primary catchment in excess of 124,000, a strong tourist industry and large student population.

The subject property is located in a prominent position on Devonshire Street in the block bounded by English Street to West and Lowther Road to the East. Nearby occupiers include Santander, Greggs, Cumberland Building Society, Nationwide Building Society, The Works and Pizza Express.

Proposal:

Price upon application.

Demise:	Sq Ft	Sq M
Ground Floor	738	68.56
First Floor	673	62.52
Second Floor	699	64.94
Attic Floor	596	55.37
Basement	309	28.71

Business Rates:

The premises currently has a rateable value of £26,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2023

Subject to Contract

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