

6797/BB

## CARLISLE

FIRST FLOOR  
70/78 LOWTHER STREET

## TO LET

SELF CONTAINED STUDIO / OFFICE /  
STORAGE SPACE IN CARLISLE CITY  
CENTRE



### LOCATION

The property is situated opposite the Lanes Shopping Centre, in a busy city centre position of Carlisle. Nearby occupiers include William Hill, Hollywood Nails and Supercuts.

For identification purposes only, the property is shown shaded red on the attached extract from the Goad Trade Plan.

### DESCRIPTION

Self contained first floor accommodation positioned immediately above the former Iceland supermarket, providing 3 no. rooms suitable for various uses, plus separate male and female toilets.

The unit benefits from dedicated access via a personnel door off the car park elevation wall.

The accommodation is ideal for any small or new businesses looking to have a city centre presence.

### ACCOMMODATION

Office/Studio	301 sq ft	(28.0 sq m)
Office/Studio	114 sq ft	(10.6 sq m)
Store	45 sq ft	(4.2 sq m)

### SERVICES

Mains water, electricity and drainage are connected to the building.

### RATING

A rating re-assessment will be required as this part of the accommodation makes up part of the whole building.

We have been advised the space will likely benefit from 100% Business Rates Relief for Qualifying Occupiers once reassessed.

### LEASE TERMS

Internal repairing and insuring lease for a term to be agreed. Short term lets may be considered and various incentives are available.

### RENT

£100 per week exclusive

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be made available shortly.

### VAT

VAT is payable on the rent.

### COSTS

Both parties will be responsible for their own legal costs in connection with the lease.

### VIEWINGS

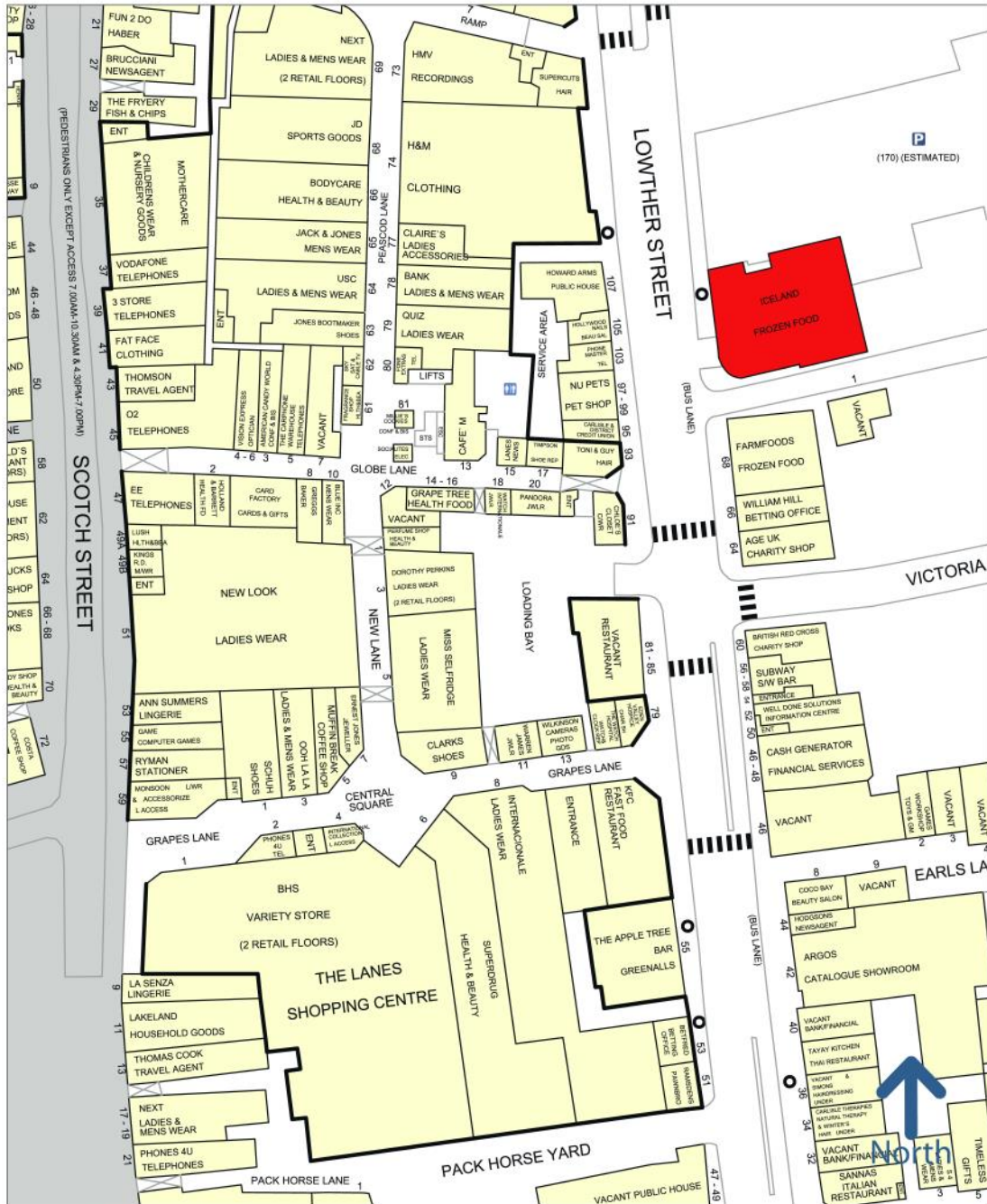
Strictly by appointment through the sole agents, Carigiet Cowen. For further information contact:

Ben Blain Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)  
Michael Cox Email: [mcox@carigietcowen.co.uk](mailto:mcox@carigietcowen.co.uk)

Details prepared  
August 2021



Carlisle



50 metres

Experian Goad Plan Created: 04/08/2021  
Created By: Carigiet Cowen



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.