

TO LET

Commercial/Office/486 sq ft (45 sq m)/£2,995



Second Floor Office Space, 54

Lowther Street, Carlisle

Cumbria, CA3 8DP

Walton Goodland

agency@walgoodland.com

01228 514199



VISIBLE SECOND FLOOR OFFICE SPACE WITHIN TRADITIONAL SANDSTONE BUILDING IDEALLY LOCATED ON THE CORNER OF LOWTHER STREET AND VICTORIA PLACE IN CARLISLE CITY CENTRE

- EXCELLENT SECONDARY TOWN CENTRE LOCATION CLOSE TO MAIN PEDESTRIAN CORE AND OPPOSITE THE LANES SHOPPING CENTRE
- PAY AND DISPLAY PARKING ALONGSIDE ACCESS TO PUBLIC TRANSPORT CLOSE-BY
- ALTERNATIVE USES MAY BE CONSIDERED, SUBJECT TO APPROPRIATE PLANNING CONSENTS

DESCRIPTION

The property comprises 3 offices on the second floor of a traditional sandstone building.

LOCATION

The property is located on Lowther St, Carlisle, the main high street through the city centre, and benefits from being less than 150m and 500m from Carlisle bus and train station respectively.

Other occupiers of Lowther Street include Lloyds Bank, Pizza Express, Nationwide Building Society as well as a number of local and national operators.

ACCOMMODATION

The property comprises the following approximate areas:-

Office fronting Lowther St – 204 sq ft (19 sq m)

Centre office – 145 sq ft (13 sq m)

Right Hand office – 137 sq ft (13 sq m)

RENT

£2,995 PA, exclusive of business rates, VAT and all other outgoings.

VAT

VAT is not currently payable in addition to the rent.

PARKING

Parking is periodically available behind the property, by way of a monthly license at £65 a month.

SERVICES

Mains electricity is supplied to the property.

Water and drainage are available in the common shared bathroom areas.

RATEABLE VALUE

£2,250 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk

Please note that as of 1 April 2017, if this is your only commercial premises and the Rateable Value is £12,000 or less, then no business rates will be payable, subject to status.

LEASE

A new internal repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable in connection with the repair, maintenance, decoration and management of the common areas.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C60.

VIEWINGS

Please contact Walton Goodland.

Strictly no approach should be made to the existing tenants within the building.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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Energy performance certificate (EPC)

Second Floor 54 Lowther Street CARLISLE CA3 8DP	Energy rating C	Valid until: 9 February 2033 Certificate number: 8080-1771-4873-4005-4880
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Property type: Retail/Financial and Professional Services
 Total floor area: 55 square metres

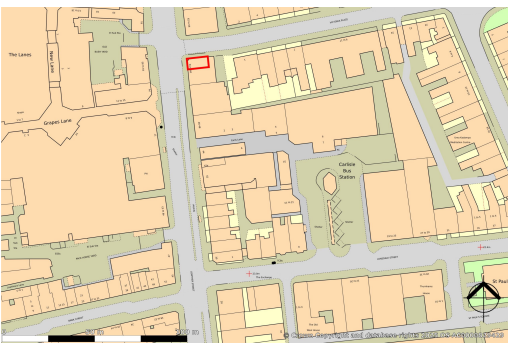
Rules on letting this property
 Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
 Properties get a rating from A+ (best) to G (worst) and a score.
 The better the rating and score, the lower your property's carbon emissions are likely to be.

This property's energy rating is C.

How this property compares to others
 Properties similar to this one could have ratings:

If newly built	6 A
If typical of the existing stock	25 A



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