

# TO LET

Office/1,061 sq. ft. (99 sq. m.)/£7,000



First Floor Offices, 54 Lowther Street,

Carlisle

Carlisle, CA3 8DP

Walton Goodland

agency@walgoodland.com

01228 514 199



## VISIBLE UPPER FLOOR OFFICE SPACE FRONTING LOWTHER STREET AND VICTORIA PLACE

- PROPERTY FRONTS BUSY PRINCIPAL TRAFFIC ROUTE THROUGH CITY CENTRE AT TRAFFIC LIGHTS TO VICTORIA PLACE
- 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 CONSIDERED, SUBJECT TO PLANNING

## DESCRIPTION

First floor office space within prominently located building with return frontage to Lowther Street and Victoria Place.

## LOCATION

Lowther Street offers strong visibility in one of Carlisle's key central locations, and provides easy access to nearby shops, transport links via Carlisle's train and bus station, and city amenities.

## RATEABLE VALUE

Offices £7,200 (2023 Listing)

Offices £7,600 (Draft 2026 Listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

Please note as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating C67

## VAT

All rents and outgoings are quoted exclusive of but may be liable to VAT.

We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## SERVICES

Mains electricity, water and drainage are connected to the

## ACCOMMODATION

The subject property comprises the following approximate areas:

### FIRST FLOOR

Offices 899 sq. ft. (84 sq. m.)

Kitchen 162 sq. ft. (15 sq.m.) stainless steel single drainage sink unit with base cupboards.

Toilets 2 WC and 2 WHB

## RENT / LEASE

£7,500 per annum, on internal repairing and insuring terms for a term of years to be agreed.

A service charge is payable in addition to the rent in respect of the internal and external common areas.

## VIEWINGS

Please contact Walton Goodland.

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.

property

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.

Walton Goodland. 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST T: 01228 514199 F: 01228 594303  
agency@waltongoodland.com www.waltongoodland.com



## Energy performance certificate (EPC)

First Floor 54 Leander Street CARLISLE CA3 8DP	Energy rating <b>C</b>	Valid until: 9 February 2033 Certificate number: 7995-9249-5475-7448-4740
---	---------------------------	--

Property type	Retail/Financial and Professional Services
Total floor area	131 square metres

### Rules on letting this property

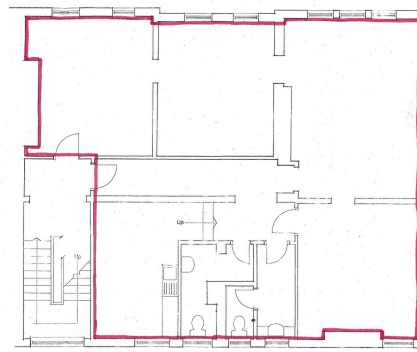
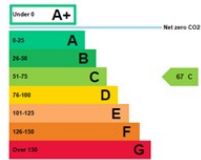
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is C.

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.



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.

Walton Goodland. 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST T: 01228 514199 F: 01228 594303  
agency@walgoodland.com www.walgoodland.com

