



**TO
LET**

9 English Street

Carlisle, CA3 8JW

100% PRIME SHOP IN THE HEART OF CARLISLE
CITY CENTRE

WG

WALTON GOODLAND

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www.waltongoodland.com





KEY HIGHLIGHTS

- Situated on the busy and established English Street
- Overlooking the Town Hall in best trading location
- Adjacent to Primark and the Lanes Shopping Centre
- New multi-million pound regeneration of City Centre pedestrianised area recently completed to front
- Highly visible glass frontage
- Flexible open plan layout
- Suitable for a variety of retail or service-based uses (subject to consent)
- Other occupiers include Costa, Trailfinders, Hotel Chocolate, Sostrene Grene
- New Starbucks opening soon close by

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WALTON GOODLAND

LOCATION

The property occupies a strategic position within Carlisle city centre on English Street, one of the city's primary commercial thoroughfares and a well-established retail destination.

The area benefits from consistent pedestrian flow generated by its proximity to the pedestrianised shopping core, public transport facilities, and nearby car parking. English Street links directly with key retail pitches and provides access to a diverse mix of national multiples, independent businesses, cafés, and professional services. This vibrant commercial environment supports strong daytime activity and offers excellent visibility and accessibility for retailers seeking a prominent and convenient city centre trading location.

DESCRIPTION

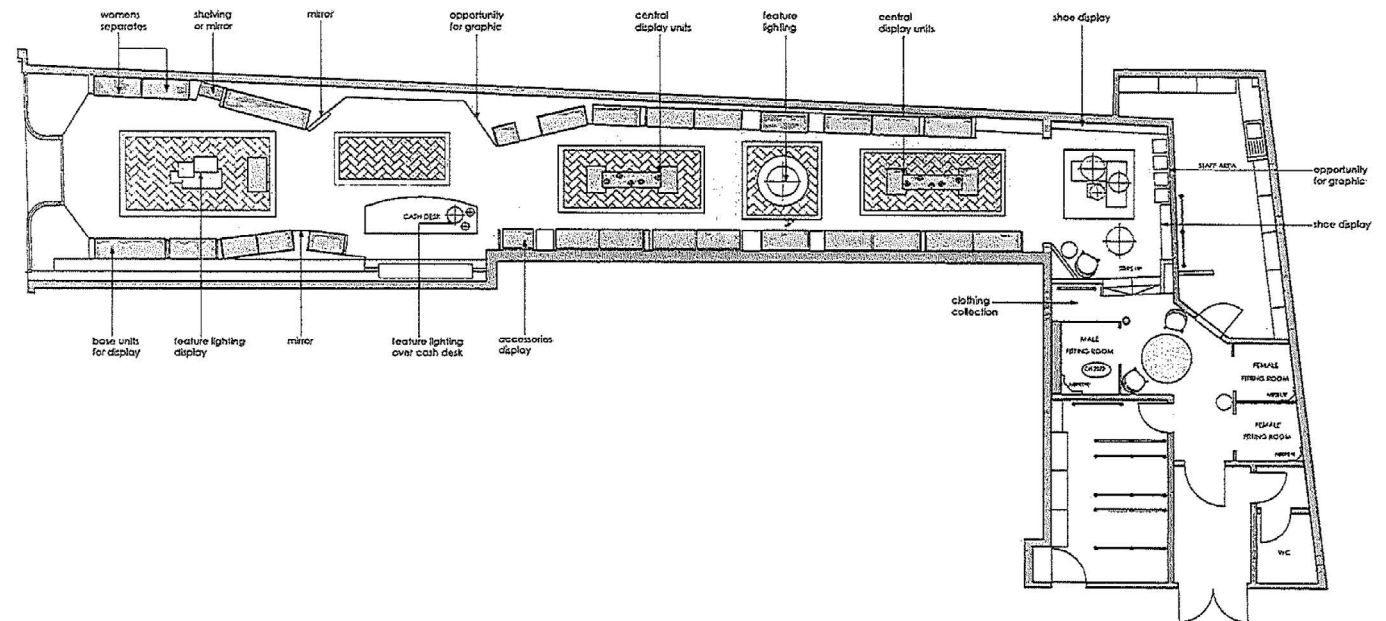
The premises comprise a well-presented self-contained ground floor retail unit benefiting from a prominent frontage and strong natural light throughout, with the potential for first and second floor storage and/or sales subject to suitable access.

The accommodation is arranged to provide an open plan sales area, together with rear ancillary space that can be utilised for storage, office use, or staff functions. The layout is flexible and would lend itself to a range of occupiers including retailers, service providers, showroom users, or professional operators seeking visible and accessible city centre accommodation.

ACCOMMODATION

The property comprises the following approximate areas:

Ground Sales:	131 m ²	1,410 ft ²
Ground Store:	60 m ²	644 ft ²
Total:	191 m²	2,054 ft²



SERVICES

Mains water, drainage and electricity are connected to the property. None of the services or associated plant has been tested.

LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

RENT

£36,000 per annum, exclusive of VAT, business rates and all other outgoings.

BUSINESS RATES

The subject property is currently assessed for Business Rates as follows:

£45,500 decreasing to £37,000 (April 2026)

Note: Retail, Hospitality and Leisure Relief ends on 31 March 2026 and will be replaced by a new reduced Uniform Business Rate multiplier of £0.382.

Interested parties should access the Government website at www.gov.uk/find-business-rates for further information.

VAT

VAT is payable in addition to the rent.

EPC

9 English Street: C-55

Copies can be obtained from Walton Goodland or via the Government website at www.gov.uk/find-energy-certificate

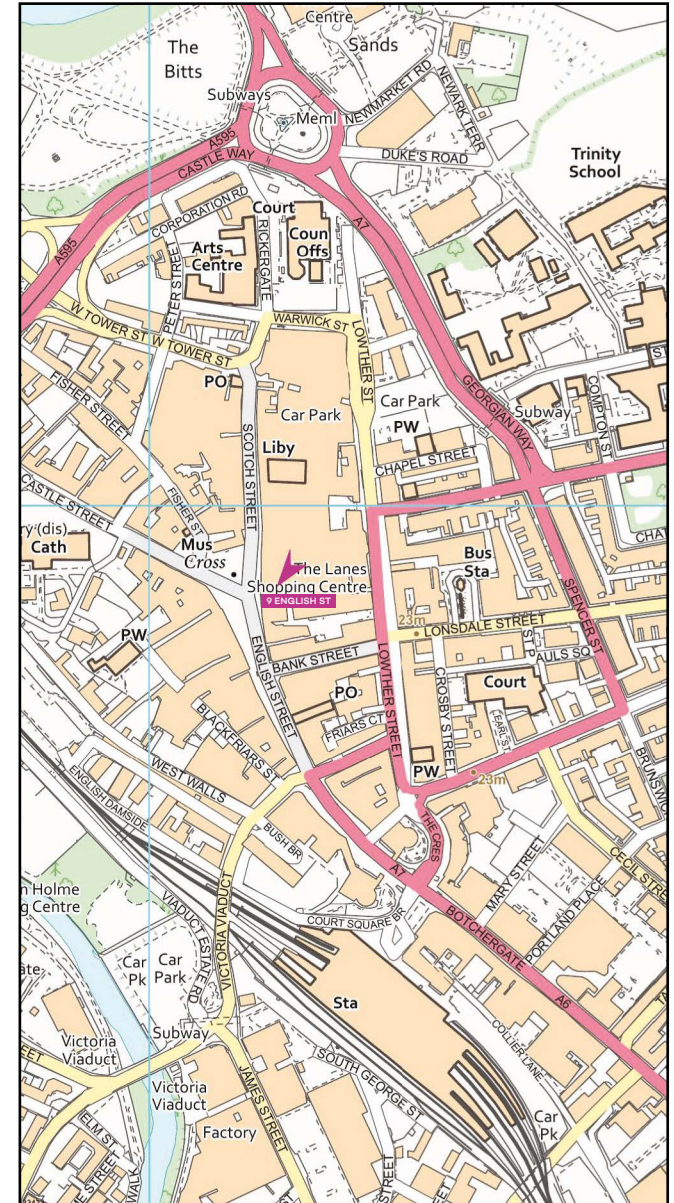
CONTACT

All enquiries to Walton Goodland at:

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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.