

UPON THE INSTRUCTIONS OF BONMARCHE

SHOP TO LET

CARLISLE

110 ENGLISH STREET



LOCATION

The premises are situated close by to prime pedestrianised English Street. **B&M, Betfred, Gamestation, Threshers, British Heart Foundation** and **Bonmarche** are all positioned nearby.

ACCOMMODATION

The unit is arranged over ground, first and second floors.

The property provides the following approximate floor areas and dimensions:

Gross Frontage	7.77 m	25 ' 6"
Net Frontage	7.32 m	24 ' 0"
Internal Width	7.47 m	24 ' 6"
Built Depth	19.13 m	62 ' 9"
Ground Floor Sales	141.21 sq m	1,520 sq ft
Ground Floor Ancillary	80.08 sq m	862 sq ft
First Floor Ancillary	74.41 sq m	801 sq ft
Second Floor Ancillary	104.70 sq m	1,127 sq ft

LEASE TERMS

The premises are available by way of a new sub-lease outside the protection of the Landlord & Tenant Act 1954 expiring March 2015.

RENT

£42,500 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that this property is subject to the following assessment:

Rateable Value	£31,250
Rates Payable	£15,152

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

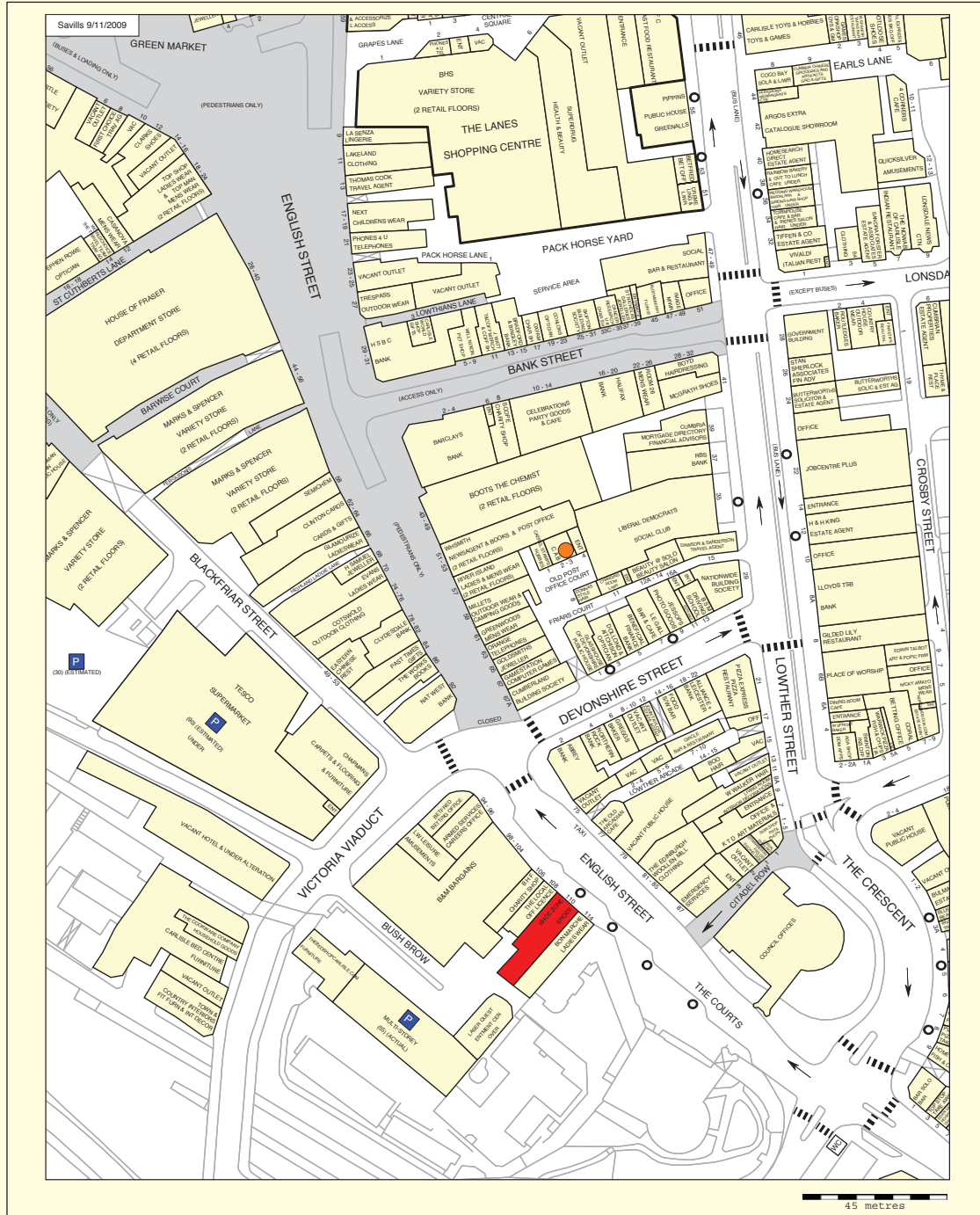
Viewing is strictly via sole agents Central Retail:

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SUBJECT TO CONTRACT



Carlisle



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