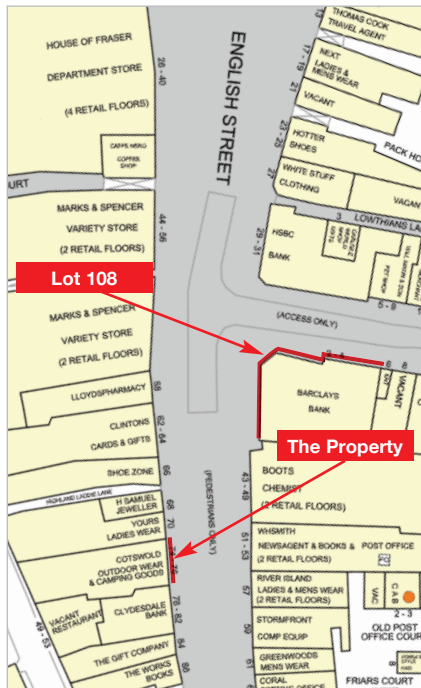


Carlisle
74-76 English Street
and 39 Blackfriars
Street
Cumbria
CA3 8HP

- **Freehold Retail Investment**
- First class trading position in pedestrianised city centre
- Let to Outdoor and Cycle Concepts Limited (t/a Cotswold Outdoor)
- Opposite Boots and WH Smith
- Lease expires in September 2019
- Current Rent Reserved
£115,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Carlisle is a well established and important commercial and retail centre located close to the Scottish Borders, adjacent to junctions 42, 43 and 44 of the M6 Motorway. The city has a population in excess of 73,000 and serves a wide surrounding catchment area encompassing large areas of North Cumbria. The city centre supports a busy shopping and commercial area boasting a good representation of the usual national multiple retailers, including Marks & Spencer. The property, which is in a conservation area, is situated in a first class trading position on the west side of the pedestrianised English Street, the principal retailing thoroughfare in the city centre. Occupiers close by include Boots, WH Smith, River Island (all opposite), H Samuel, Clintons, Marks & Spencer and Barclays, amongst many others.

Description
The property is arranged on ground and two upper floors to provide a well proportioned ground floor shop with staff ancillary and storage accommodation above.

The property provides the following accommodation and dimensions:		
Gross Frontage	11.0 m	(36' 1")
Net Frontage	10.0 m	(32' 9")
Shop Depth	30.2 m	(99' 1")
Built Depth	32.0 m	(104' 11")
Ground Floor	259 sq m	(2,788 sq ft)
First Floor	251 sq m	(2,701 sq ft)
Second Floor	109 sq m	(1,173 sq ft)
Total	619 sq m	(6,662 sq ft)

Tenancy
The entire property is at present let to OUTDOOR AND CYCLE CONCEPTS LIMITED (t/a Cotswold Outdoor) for a term of 10 years from 28th September 2009 at a current rent of £115,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 60.
Website Address: www.cotswoldoutdoor.com

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
EPC Rating 80 Band D (Copy available on website).

