

# 110-114 English Street Carlisle, Cumbria CA3 8HZ

lot 123

**City Centre Retail Investment**

- Two retail units located on prime retailing thoroughfare
- Nearby occupiers include B&M Bargains, British Heart Foundation, Santander and Edinburgh Wooden Mill
- 112/114 let to Bonmarché Limited

Rent  
£41,725  
p.a.x.  
(Gross)  
£41,500  
p.a.x. (Net)



**On Behalf of a Major Fund Manager**

**Location**

Miles: 12 miles north of the Lake District  
60 miles west of Newcastle upon Tyne  
Roads: A7, A69, A595, A689, M6 (Junction 43)  
Rail: Carlisle Rail  
Air: Newcastle International Airport

**Situation**

Carlisle is an historic University City and the commercial and administrative centre for Cumbria, located 12 miles north of the Lake District. The property is situated on the west side of English Street, just south of the pedestrianised area. Nearby occupiers include B&M Bargains, British Heart Foundation, Santander and The Edinburgh Wooden Mill.

**Description**

The property comprises two ground floor retail units with ancillary accommodation on first and second floors.

**Tenure**

Long Leasehold. Held from the council of the City of Carlisle on three leasehold titles for a term of 99 years from 01/08/1932 until 31/07/2031 at a rent of £75 per annum.

**VAT**

VAT is applicable on this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (Gross)	Review/ (Reversion)	
110	Ground	Retail (1)	159.00 sq m	<b>VACANT POSSESSION</b>	-	-	-	
	First	Ancillary	71.00 sq m					(764 sq ft)
	Second	Ancillary	101.80 sq m					(1,096 sq ft)
112/114	Ground	Retail	210.67 sq m	<b>BONMARCHÉ LIMITED (2)</b>	Approximately 13 years from 25/08/2005	£41,725	(07/03/2018)	
	First	Ancillary	83.00 sq m					(893 sq ft)
<b>Total</b>			<b>625.47 sq m</b>			<b>£41,725</b>		

(1) In 2014 planning permission was granted for change of use to A1 (retail), A2 (financial or professional) or A3 (restaurants).  
(2) For the year ending March 2016, Bonmarché Limited reported a turnover of £178,575,000, pre-tax profits of £12,626,000 and a total net worth of £22,528,000. (Source: Experian Group 14/09/2016). The Bonmarché business operates out of 300+ stores across the UK. (Source: bonmarcheplc.com 19/09/2016)

**For further details please contact:**

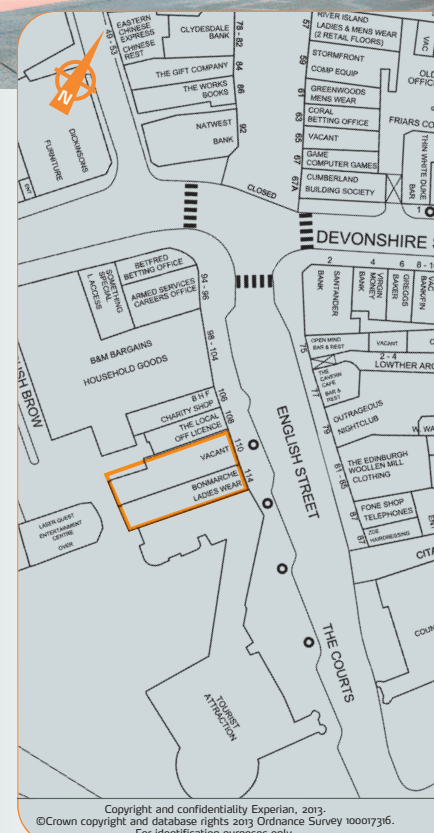
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