

# Hyde Harrington

**RENT INCENTIVES AVAILABLE**

**FIRST FLOOR ACCOMMODATION  
TO LET**

34 Spencer Street, Carlisle



Self contained first floor premises.

Prominent location on corner of Warwick Road and Spencer Street.

Suitable for a number of other uses subject to consents.

Available to let on a new lease, terms to be agreed.

**Rent £7,000 per annum**  
**\*1st year rent free, subject to other lease terms\***

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION  
BUILDING SURVEYS AND DEFECT ANALYSIS · DILAPIDATIONS · PARTY WALL MATTERS  
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

# 34 Spencer Street, Carlisle, CA1 1BA

## Description

The property comprises the first floor accommodation of a detached two storey building. The ground floor accommodation is separately let to Swinton Insurance.

The accommodation is self contained with direct pedestrian access from the ground floor off Spencer Street.

The permitted use is D1, relating to places of worship and church halls.

The property is suitable for a number of other uses subject to necessary planning consents.

## Location

The property is situated on the corner of Warwick Road and Spencer Street, in an area of mixed commercial uses just to the east of the city centre. It is within an area designated for primary office use in the Carlisle and District Local Plan.

## Accommodation

### Ground floor

Entrance/stairs

### First floor

Landing	Electric cupboard
Male & Female WCs	
Kitchenette	
Front office	47.1 sq m (507 sq ft)
Middle office	36.3 sq m (391 sq ft)
Kitchen	8.82 sq m (95 sq ft)
Side office	13.64 sq m (147 sq ft)
	105.86 sq m (1140 sq ft)

## Business Rates

The Rateable Value in the 2010 Valuation List is £5,900. Rates payable for 2016/17 will be £2,855.60.

## Services

Mains electricity, water and drainage are laid on to the property.

Heating is by way of independent electric storage heaters.

## Terms

The offices are available to let on a new lease on internal repairing terms at a rent of £7,000 pa exclusive of rates.

Rental incentives available. Up to 1 year rent free, subject to other lease terms.

## EPC

An EPC has been commissioned and will be available to potential tenants

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

## Viewing

By arrangement only through  
Hyde Harrington. Tel: 01228 595600

Particulars updated April 2016 10835

*You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).*

## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.