



WALTON  
GOODLAND  
Chartered Surveyors

T: 01228 514199

E: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)

TO LET

991 Sq. Ft. (92 Sq. m.) / £8,995 per annum

# 5 Lonsdale Street, Carlisle, Cumbria, CA1 1BJ

Ground floor and basement commercial premises situated in busy city centre location.

- Ground floor and basement commercial accommodation
- Prominent city centre position
- Busy secondary retail location
- Suitable for retail, office or alternative commercial uses (subject to consent)
- Close to Carlisle Bus Station and city centre amenities
- Available on a new lease
- Excellent pedestrian footfall and passing traffic





## LOCATION

The property occupies a prominent position on Lonsdale Street within Carlisle city centre. The premises are situated close to Carlisle Bus Station and approximately 200 metres from the city's primary retail core.

Surrounding occupiers include a mix of retail, leisure, professional and service-based businesses, such as Northwood Estate Agents, Cumbrian Properties and Sannas Italian Restaurant, providing strong levels of footfall and activity throughout the day.

## DESCRIPTION

The property comprises ground floor and basement commercial accommodation forming part of a multi-let building with shared front entrance. The premises benefit from frontage onto Lonsdale Street together with sales, retail or office space across both levels. The property has most recently been occupied as a barber shop/salon but may be suitable for a variety of alternative commercial uses, subject to any necessary planning consents.

## ACCOMMODATION

The property comprises the following approximate areas:-

### Ground Floor

Main Retail Area - 295 Sq. Ft. (27 Sq. m.)  
2nd Retail Area - 190 Sq. Ft. (18 Sq. m.)  
Fitted galley kitchen and store - Toilets -  
1 WC and 1 WHB

### Basement

Front Room - 212 Sq. Ft. (20 Sq. m.)  
Rear Room - 156 Sq. Ft. (15 Sq. m.)  
Store rooms - 69 Sq. Ft. (6 Sq. m.)

**Total - 991 Sq. Ft. (92 Sq. m.)**

## SERVICES

All mains services are understood to be connected to the property. Prospective tenants should satisfy themselves regarding the availability and capacity of all services. The tenant will be responsible for payment of all utility charges.



## £ RENT

**£8,995 per annum**

All figures are exclusive of business rates, VAT and all other outgoings.

## 🔑 TENURE

A new lease on internal repairing and insuring terms, including shop front, doors and windows for a term of years to be agreed.

The property is available from mid-August 2026.

## 💡 EPC

The property is rated D81.

## 💰 BUSINESS RATES

Shop and Premises: £6,200

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## % VAT

The property is not liable to VAT.

## 👁️ VIEWINGS & CONTACT

Strictly by prior appointment through the letting agents, No approach is to be made to the current tenants.

For further information or to arrange a viewing, please contact Walton Goodland.

T: 01228 514199 E: [agency@wالتongoodland.com](mailto:agency@wالتongoodland.com)