

## The Cecil Street Project- Initial Information for Potential Lease Holders

The Cecil Street Project is a new development due to open summer 2009. We will be based in Cecil Hall, Cecil Street, Carlisle and will contain creative businesses and retail outlets selling unique, high quality goods.

The units are constructed in the style of a Victorian Street, and are made from salvaged materials, taken from the area of Carlisle demolished in the 1980's to make way for The Lanes Shopping Centre. All 11 shop units have individual features such as stained glass windows, antique doors or panelling around the outer walls which still shows where the pews from the original Methodist Church were laid out. The hall also contains original features such as a working red telephone box, and the second oldest post box in Cumbria.

Please see the table below showing the rents and sizes of each unit. We are looking for individuals or small groups of creative individuals who feel they meet the above description of what the centre will contain. Each unit will be expected to take on a lease for a minimum 12 month period. We are currently in the process of talking to the University of Cumbria about a grant scheme for eligible businesses/individuals providing money towards rent.<sup>i</sup> All units will be asked to put down a deposit of 1 months' rent in advance. Those interested in taking on a unit to fit out the space before the opening of The Cecil Street Project, will be asked to pay 50% of the weekly rent for each week in that period you occupy the unit.

Local design firm Hydrant will be providing branding and signage for the Centre and a website with individual pages for each shop unit. We will also have an excellent marketing and PR scheme in place, to bring as many potential customers into the building as possible.

Units will be available from 8<sup>th</sup> June for fitting, the centre is due to open on 1st July 2009, with the opening party on 17<sup>th</sup> July 2009.

<b>What the rent includes:</b>	<b>What the rent does not include:</b>
<ul style="list-style-type: none"> <li>• A cleaner for communal spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Electricity</li> </ul>
<ul style="list-style-type: none"> <li>• Some Background Heating</li> </ul>	<ul style="list-style-type: none"> <li>• Cleaning within your unit</li> </ul>
<ul style="list-style-type: none"> <li>• Access to wireless broadband internet</li> </ul>	<ul style="list-style-type: none"> <li>• Cover for when you are unable to be in shop unit (Optional, but unit must be open at contracted times.)</li> </ul>
<ul style="list-style-type: none"> <li>• Marketing for the Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Carrier Bags (optional)</li> </ul>
<ul style="list-style-type: none"> <li>• Your own page on TCSP website</li> </ul>	<ul style="list-style-type: none"> <li>• Business Rates for your unit</li> </ul>

Unit Rents:

Unit Number	Size (Sq Ft)	Rent Per Calender Month	Business Rates Per Calender Month	Total Cost Per Calender Month	Additional Information
1	86.43 sq ft	£123.16	£28.70	<b>£151.86</b>	1 double plug socket- Only available on a 1 month let for July
2	87.30 sq ft	£124.40	£29.10	<b>£153.50</b>	1 double plug socket
3	179.86 sq ft	£256.30	£61.65	<b>£317.95</b>	3 double plug sockets
4	119.8 sq ft	£170.73	£40.01	<b>£210.73</b>	1 double plug socket
5	178.46 sq ft	£264.31	£54.56	<b>£318.87</b>	Access to sink and 14 plug sockets (Shared with unit 6)
6	154.03 sq ft	£229.50	£54.56	<b>£284.06</b>	Access to sink and 14 plug sockets (Shared with unit 5)
8	128.09 sq ft	£182.53	£40.41	<b>£222.94</b>	2 double plug sockets
9	136.59 sq ft	£193.50	£31.53	<b>£225.03</b>	2 double plug sockets
10+11	The Cecil Street Project Gallery	-	-	-	-
12	Taken- MAP				

<sup>i</sup> The exact terms of eligibility are being decided by the university but are likely to cover graduates of the University of Cumbria and graduates returning to work in the county.  
-We would be interested to hear from anyone who felt this would influence their decision to take on a unit.