

## **FOR SALE**

### **INVESTMENT / DEVELOPMENT OPPORTUNITY**

### **13-21 LONDON ROAD & 2 CHARLES STREET**

### **CARLISLE CA1 2JY**



## **RARE OPPORTUNITY TO ACQUIRE A HIGHLY PROMINENT BLOCK OF FREEHOLD PROPERTY**

- ◇ **Mixture of Retail, Commercial & Residential Units with yard / parking**
- ◇ **Refurbishment or Comprehensive Redevelopment potential**
- ◇ **Located on one of the busiest routes into Carlisle City Centre**

**OFFERS INVITED IN THE REGION OF £325,000**

## LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland with a resident population of circa 110,000 but serves a much wider catchment. The city benefits from convenient transport links to other parts of the UK via the M6 motorway and West Coast Main Line. It lies on the fringe of the Lake District National Park

London Road is one of the busiest and main arterial routes in and out of Carlisle, providing convenient access to both J42 & J43 of the M6 Motorway a couple of miles to the south.

The subject property sits in a highly visible roadside location on the corner of London Road and Close Street a short distance from the St Nicholas Gate Retail Park, where national occupiers include Asda, Poundland, Iceland, B & M and Halfords.

## DESCRIPTION

There are a mixture of building types across the site. The properties fronting London Road are primarily single storey retail/lock-up shops which, at one time, may have provided up to five individual units. At present, all of the units are interlinked but could be readily sub-divided. No. 13 and No. 2 Charles Street are 2 storey with a 2 bed bedroomed flat at first floor. The ground floor of No. 13 has been partially fitted out as a hairdressers.

To the rear of the units with vehicular access off Close Street, is a good-sized enclosed yard together with a 2 storey workshop and attached single storey unit.

## ACCOMMODATION

No. 2 Charles Street	2 bedroom first floor flat	
No.13 London Road	449 sq ft	( 41.71 sq m)
No.15 London Road	272 sq ft	( 25.29 sq m)
No.17 London Road	358 sq ft	( 33.26 sq m)
No.19-21 London Road	1,077 sq ft	(100.06 sq m)
(includes rear storage area, kitchen & WC)		
Office	139 sq ft	( 12.9 sq m)
Ground Floor Workshop	429 sq ft	(39.85 sq m)
First Floor above	429 sq ft	(39.85 sq m)
Ground Floor Store	495 sq ft	(45.98 sq m)
<b>TOTAL</b>	<b>3,648 sq ft</b>	<b>338.9 sq m</b>
<b>SITE AREA</b>	<b>0.184 acres</b>	<b>0.075 hectares</b>

## SERVICES

Mains water, gas, electricity (3-phase) and drainage are connected to the property.

## VIEWINGS

Strictly by appointment with the sole agents Carigiet Cowen. Further information can be obtained directly from:

Richard Percival	Amelia Harrison
rpercival@carigietcowen.co.uk	aharrison@carigietcowen.co.uk
01228 635006	01228 635007

## OPPORTUNITY

A rare opportunity to acquire a highly prominent part income producing property on one of the main routes into Carlisle city centre. The property lends itself to a wide variety of potential uses from owner occupation through to generating rental income from letting the space.

Alternatively a comprehensive redevelopment of the entire site could be considered

## PLANNING

The Property is not listed or located within a conservation area. It is assumed that the historic use as retail units with storage and workshop space is long established.

Interested parties should make their own enquiries of the planning department at Cumberland Council in respect of alternative uses or if considering redevelopment of the site.

## TENURE

The Freehold interest in the whole property as shown outlined in red on the attached Title Plan extract, CU311143, is being offered on a For Sale basis. Vacant Possession will be available on the commercial elements. There is an AST in place on the 2 bed first floor flat at a rent of £ 450 per month

## PRICE

Offers in the region of **£325,000** are invited for the Freehold Interest

## RATING ASSESMENT

The VOA website indicates the property has two commercial business rates assessments. No.13 has a Rateable Value of £4,200 and the remainder is covered by a single assessment with a Rateable Value of £12,500.

The first floor flat appears to be in Council Tax Band B.

## ENERGY PERFORMANCE CERTIFICATE

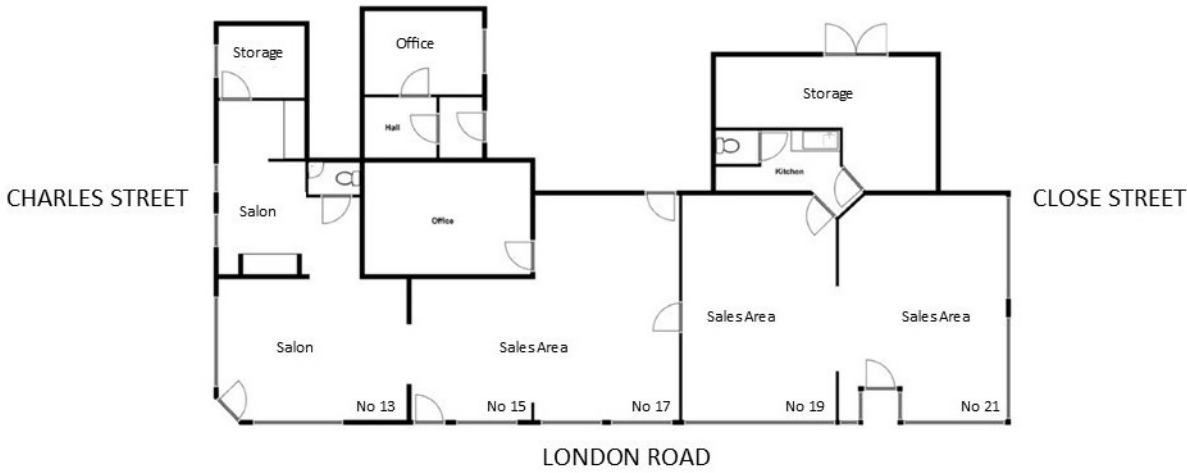
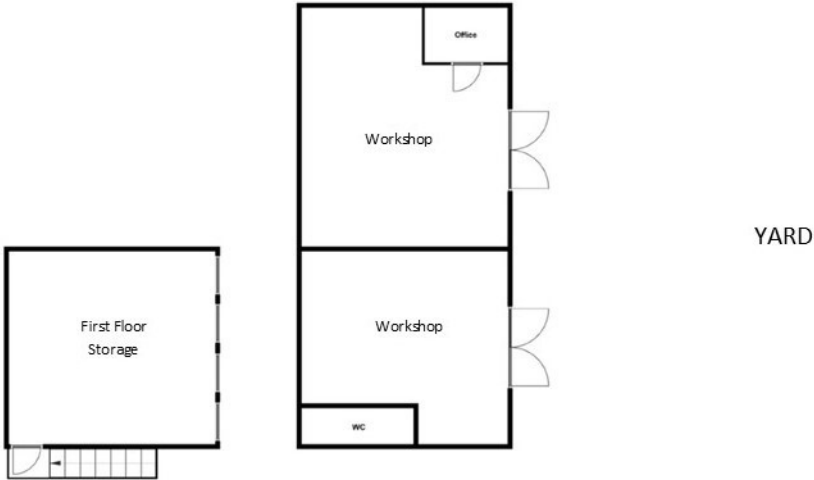
An EPC has been ordered for the commercial property element and will be available shortly. The first floor flat has an EPC of D-62.

## COSTS

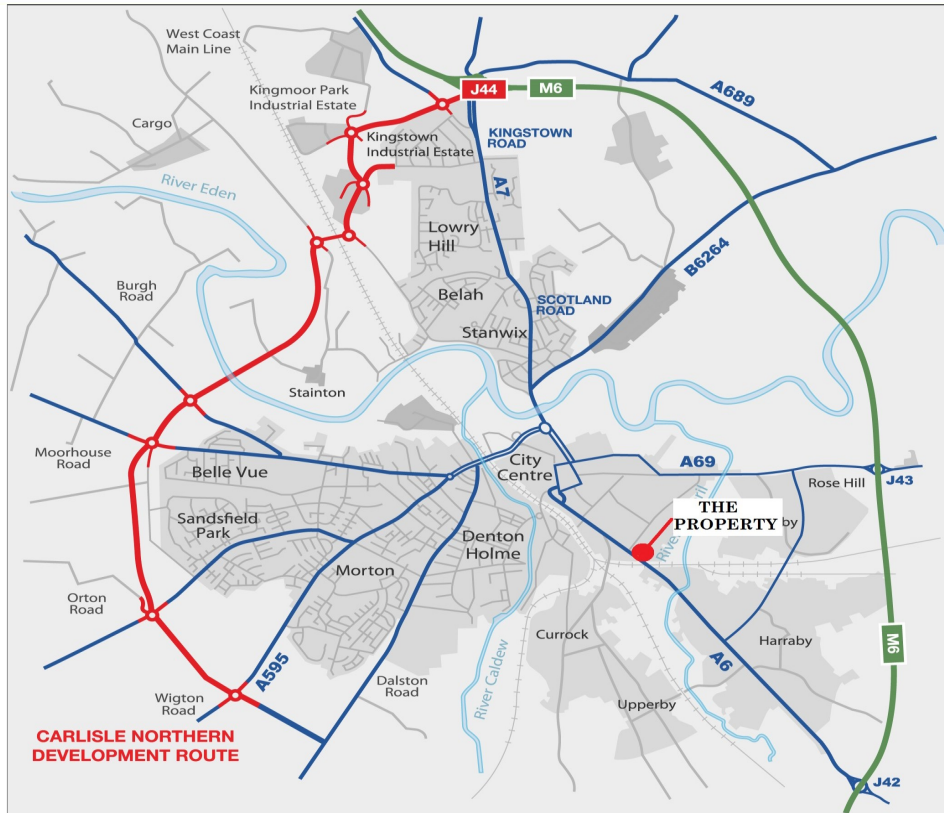
Each party to bear their own costs incurred.

## VAT

We understand the property is not registered for VAT and therefore VAT will **NOT** be payable on the purchase price.

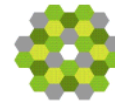




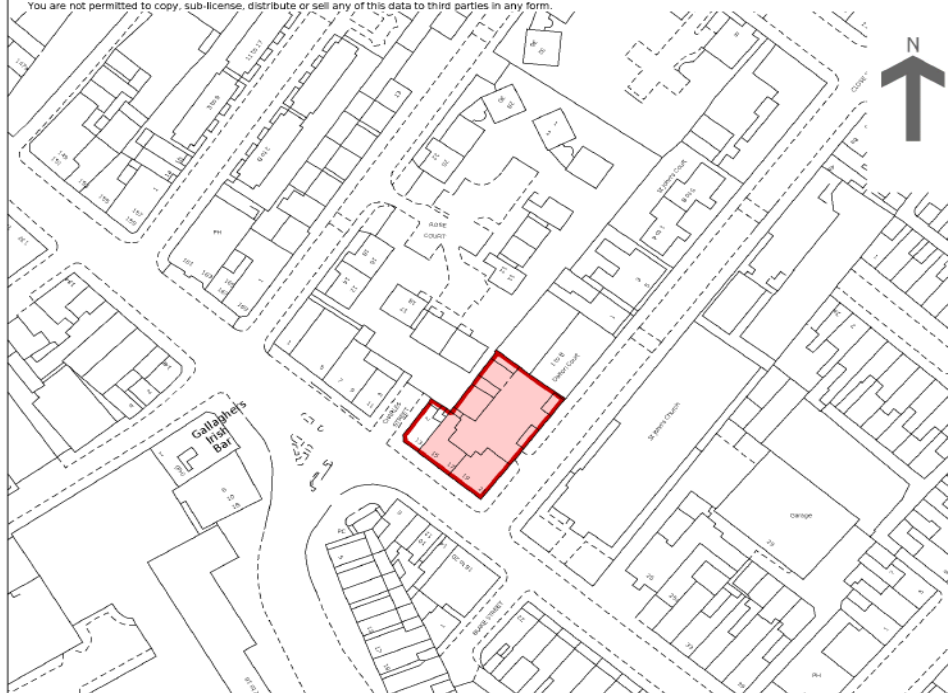


HM Land Registry  
Official copy of  
title plan

Title number **CU311143**  
Ordnance Survey map reference **NY4055SE**  
Scale **1:1250**  
Administrative area **Cumberland**



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