

7724/BB

CARLISLE
HILL HOUSE, 18 VICTORIA PLACE
FOR SALE / TO LET



***** FREEHOLD BUILDING *****

***** NO VAT PAYABLE *****

***** 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *****

***** CITY CENTRE LOCATION *****

***** SUITABLE FOR REDEVELOPMENT TO RESIDENTIAL *****

SALE PRICE: £185,000



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LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is located on Victoria Place, a main arterial route which connects with Warwick Road and Georgian Way. Located close to Carlisle city centre within a mixed commercial and residential area, Victoria Place portrays a large number of similar style terraced period properties. At present, there is a variety of offices, various types of residential, other charities and church groups occupying these buildings. Recently, similar buildings have been acquired and converted to residential uses.

DESCRIPTION

18 Victoria Place is Grade II Listed and comprises a four-story end of terrace building of stone construction under a pitched slate roof. The accommodation has most recently been fitted out and operated as offices by Radioworks. The building has been refurbished on entry, around 10 years ago, and is finished to a modern standard.

Access to the ground floor of the building at the front is by way of stepped access. Internally, the ground floor provides a small lobby area and large meeting room. Additionally is also a separate stepped access to the lower ground floor area.

An integral staircase provides access to each floor within the building. The upper floors provide open plan offices. Conveniently, large WCs and a shower room are located on each landing. An external fire escape staircase is also installed with access to this from each level.

SERVICES

We understand, mains water, electricity, gas and drainage are connected to the property. Heating is provided by way of panel radiators served from gas fired Combi boiler system.

ACCOMMODATION/AREAS

Ground floor offices	559 sq ft (51.92 sq m)
Lobby	
First floor offices	584 sq ft (54.25 sq m)
Second floor offices	508 sq ft (47.19 sq m)
Basement	638 sq ft (59.27 sq m)

ENERGY PERFORMANCE CERTIFICATE

There is currently no EPC for the property, this is being commissioned and will be made available shortly.

SALE PRICE

Offers in the region of **£185,000** are invited for the sale of the freehold building with vacant possession.

RENT

Alternatively, the property is available to rent at £17,500 p.a. exclusive for a term of years to be agreed.

VAT

We understand the property is not elected for VAT and therefore no VAT is payable on the sale price.

RATEABLE VALUE

The Valuation Office Agency website describes 18 Victoria Place as Offices and Premises with a 2023 List Rateable Value of £9,300. The small business multiplier for the 2024/25 rate year is 49.9p.

*****100% BUSINESS RATES RELIEF ATTAINABLE FOR QUALIFYING OCCUPIERS *****

VIEWINGS

For further information or to arrange a viewing please contact the sole agent Carigiet Cowen.

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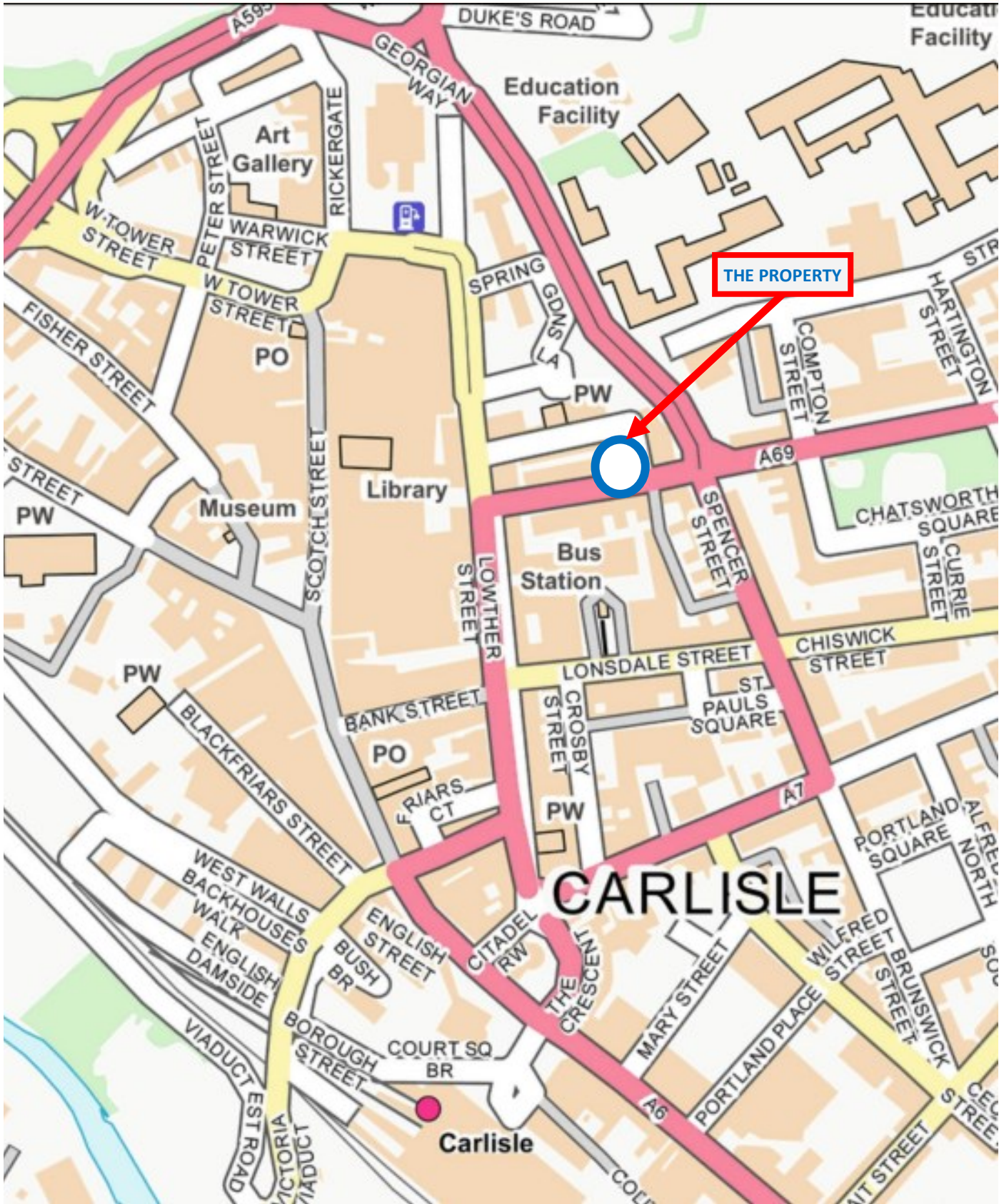
Email: aharrison@carigietcowen.co.uk

Details Prepared:

January 2025







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