

CARLISLE
1 BRUNSWICK STREET &
72-74 WARWICK ROAD, CA1 1DR

FOR SALE



**** NO VAT PAYABLE ****

**** PROMINENT LOCATION ****

**** SUITABLE FOR VARIOUS USES ****

SALE PRICE: £200,000

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 90,000 and a 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. Carlisle is positioned on the West Coast Mainline and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is located at the northern end of Warwick Road, the main arterial road linking Carlisle city centre to junction 43 of the M6. Nearby occupiers are a mixture of commercial and residential. Commercial occupiers include Nando's, Alexandro's Greek Restaurant, David's Restaurant, Savills and Fine and Country.

Carlisle is currently benefiting from multiple government-funded projects close to Warwick Road that are ongoing or in the pipeline to transform the city centre. These are close to the subject premises and include:

- ◆ Carlisle Citadels project will create an inspirational, inclusive and accessible landmark campus in the centre of the city by 2026, bringing university of Cumbria to the heart of Carlisle.



- ◆ Significant plans for the redevelopment of the front of Carlisle Railway Station have now been officially submitted in November 2024.



DESCRIPTION

The property is a traditional three-story terrace building of brick construction, under a pitched slate roof. The whole property comprises a former doctors surgery. Internally, the buildings are all currently connected but could be subdivided, back into individual units.

The terrace of property allows for potential redevelopment into residential subject to planning. There is a rear lane and yard area which can be accessed from Brunswick Street.

ACCOMMODATION

Net Internal Area	11,842 sq ft	(1,100 sq m)
Comprising:-		
Basement	935 sq ft	(87 sq m)
Ground Floor	4,672 sq ft	(434 sq m)
First Floor	4,137 sq ft	(384 sq m)
Second Floor	2,098 sq ft	(195 sq m)

SERVICES

We understand mains gas, water and electricity are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Surgery and premises with a 2023 List Rateable Value of £37,250.

The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-53.

SALE PRICE

Offers in the region of **£200,000** are invited for the freehold property, sold with vacant possession.

COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

VAT

The property is not elected for VAT, therefore no VAT is payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

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Details amended:
April 2025



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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Carigiet Cowen



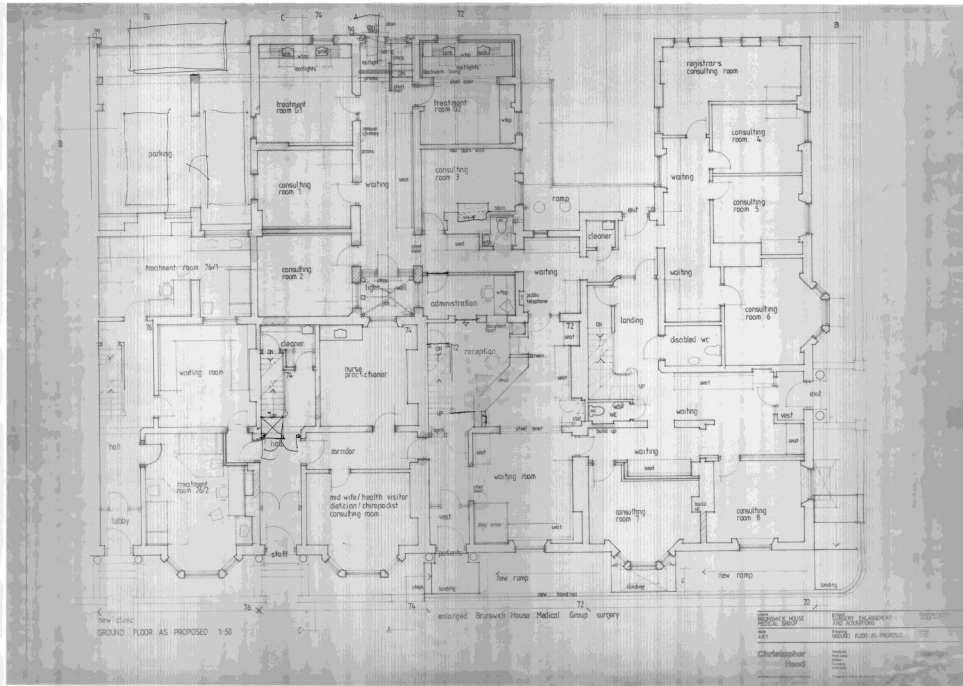
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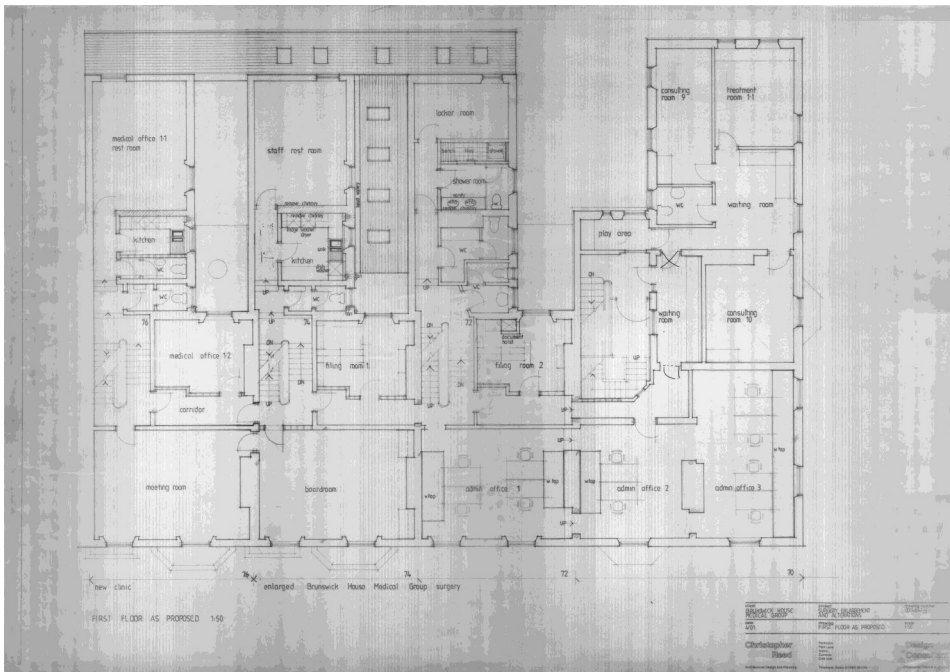
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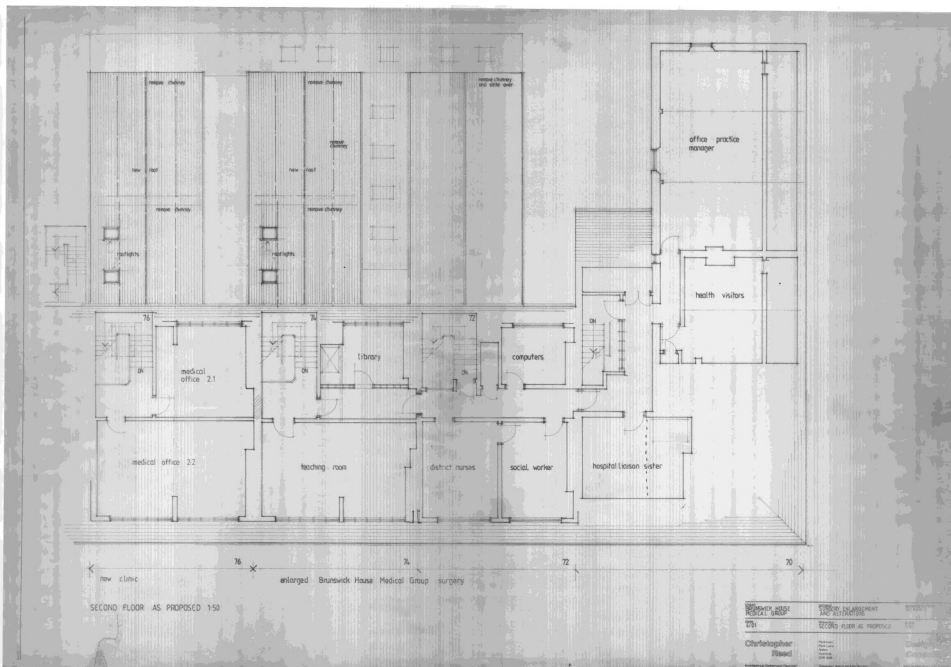
Ground Floor



First Floor



Second Floor





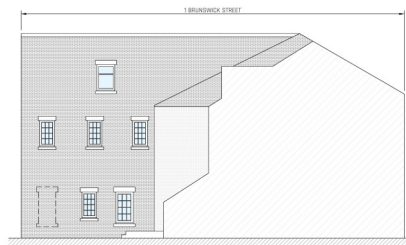
RIGHT ELEVATION
SCALE 1/100




FRONT ELEVATION
SCALE 1/100



REAR ELEVATION
SCALE 1/100



LEFT ELEVATION
SCALE 1/100

 SUITE 2 PLANTIC HOUSE, PARKHOUSE BUSINESS PARK, CARLISLE, CA1 1DJ TEL: 01275 570000	
1 BRUNSWICK STREET & 72-74 WARWICK ROAD, CARLISLE, CA1 1DR	
EXISTING PLANS AND ELEVATIONS SHEET 3	
AS NOTED A1	FOR PLANNING W CLARK FEB 2025
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