

7593/BB

CARLISLE
RENUCCI'S
18-20 ORTON ROAD
FOR SALE/TO LET



***** EXTREMELY PROMINENT A595 ROADSIDE POSITION *****
***** SUITABLE FOR OWNER OCCUPATION OR INVESTMENT *****
***** FIRST TIME AVAILABLE ON THE MARKET *****
***** ADJACENT TO VARIOUS NATIONAL OPERATORS *****
***** NO VAT PAYABLE *****

LOCATION

Carlisle is the chief administrative centre for Cumbria and south west Scotland, with a resident population of circa 90,000 but much wider catchment. The city pulls from the surrounding Cumbrian towns of Workington, Whitehaven and Penrith, as well as the Scottish borders towns and Dumfries. The nearest city hubs include Newcastle, 60 miles east, Glasgow, 100 miles north and Manchester 120 miles south.

Renucci's is a prominent building located on the corner of Orton Road and Wigton Road (the A595) in a strong roadside and neighbourhood trading location. The A595 is a busy trunk road linking Carlisle with west Cumbria and Sellafield. Adjacent occupiers include Coral, Domino's and Bargain Booze, as well as a large number of neighbourhood residential properties and a couple of schools. The location of the property is shown circled red on the attached plan.

DESCRIPTION

Renucci's has always operated as a popular fish and chip shop from the premises, dating back to 1965, and since then has been passed through the family generations. The building is 18-20 Orton Road and is a 3 storey detached property comprising fully fitted out hot-food takeaway unit at ground floor level with separate access for the first and second floor residential accommodation.

The commercial part of the premises is rectangular in shape and benefits from extensive double window display frontages, pavement level access, security roller shutters, various pieces of hot food takeaway equipment including; fryers, extraction system and fridges. Behind the sales space lies some preparation and storage areas, as well as a staff WC.

The residential flat benefits from 4 no. spacious bedrooms, with the opportunity for owner occupation or an ability to let off separately. A spacious living area and kitchen are also provided, as well as a bathroom to the first floor, and shower room to the second floor. Externally to the rear the property has a garden area and yard, including dedicated parking. Shared pull in pull out parking is provided to the front forecourt area.

ACCOMMODATION

Ground Floor (Commercial)	125.03 sq m	(1,346 sq ft)
First Floor (Residential)	75.46 sq m	(812 sq ft)
Second Floor (Residential)	37.11 sq m	(400 sq ft)

The upper floor accommodation would provide suitable owner or staff living areas for the business operation below.

SERVICES

Mains water, gas, electricity (3-phase) and drainage are connected. The boiler was installed recently in 2023.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £8,700. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**** 100% BUSINESS RATES RELIEF ATTAINABLE ****

The flat above has a Council Tax band of A.

TERMS

The building is available **TO LET** as a whole on a new lease for a term of years to be agreed at a rent of **£39,750 per annum**. Subject to covenant strength a rental deposit will be required to be lodged upon completion.

SALE PRICE

The whole property is available **FOR SALE** with a guide price of **£375,000** for the freehold interest, with vacant possession being sold as seen inclusive of the equipment.

ENERGY PERFORMANCE CERTIFICATE

The commercial part of the property has an EPC rating of E-110.

The residential element of the property has an EPC rating of E-46.

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:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

COSTS

Each party will bear their own legal and professional costs incurred in the transaction.

VAT

VAT is not payable on the sale price or rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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Email: aharrison@carigietcowen.co.uk

Details Amended:

October 2024



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

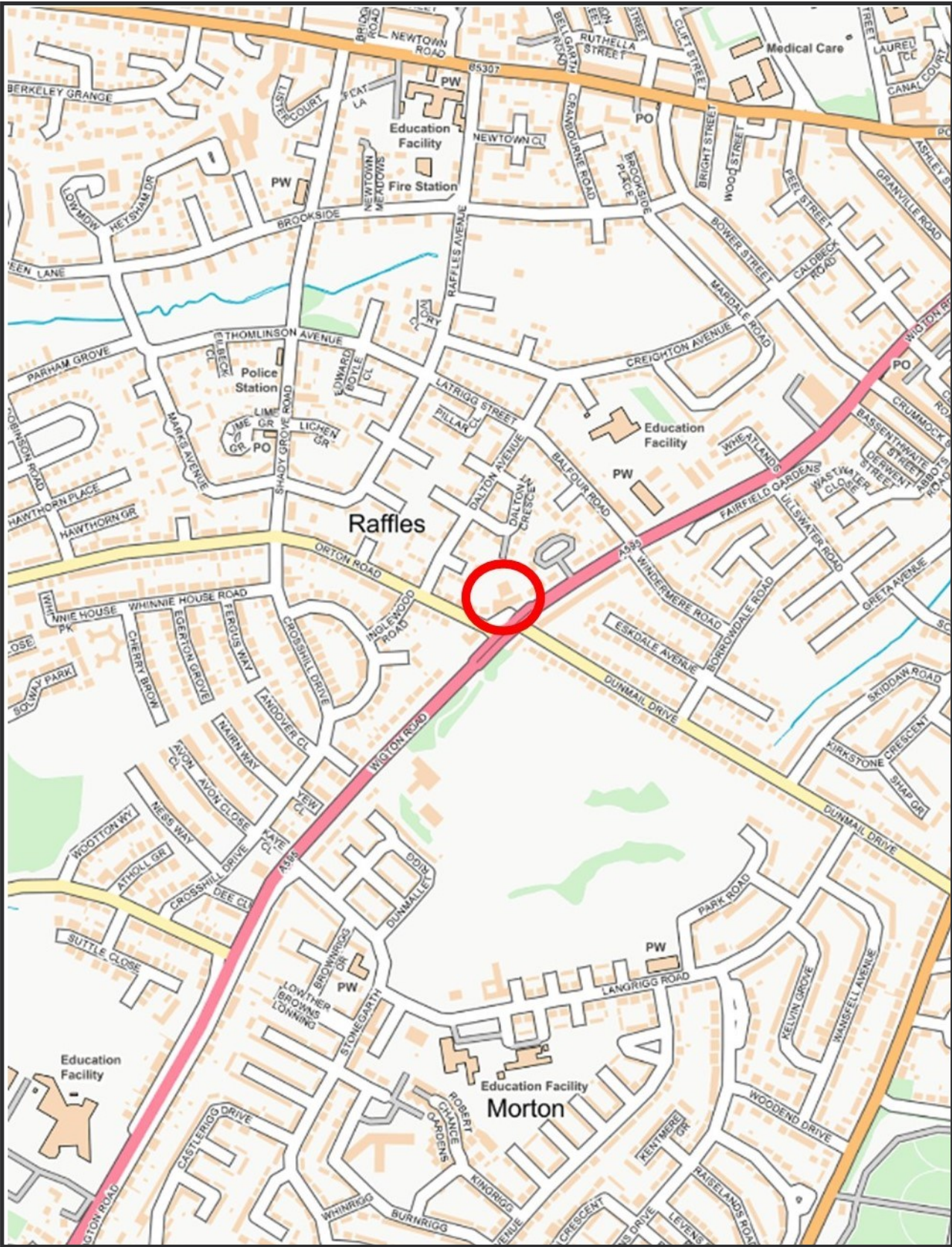
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