

7449/BB

CARLISLE

HILLCREST BUILDING, HILLCREST AVENUE
LONDON ROAD
CA1 2QJ

FOR SALE



***** 32 NO. CAR PARKING SPACES *****

SALE PRICE: £600,000

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 85,000 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. The property occupies a prominent position just off London Road (A6) to the east of Carlisle city centre, offering direct access to both the city centre and J42 and J43 of the M6 motorway. Nearby occupiers include KFC, McDonalds, B&Q and the London Road Retail Park.

For identification purposes only, the property is shown circled on the attached plan overleaf.

DESCRIPTION

Hillcrest Building is a three storey leisure building providing a Laser Quest facility on the ground floor, upper floor offices and stores, and top floor UV Golf facility. The layouts are rectangular in shape and could remain large and open plan, or subdivided to create smaller spaces - subject to requirements. The ground floor is fully DDA compliant with access ramp and disabled wc installed. Staff kitchen facilities are provided across the various levels, as well as further wc's and a shower room.

- The building benefits from mixed use planning
- Triple Glazing with new double glazed entrance doors
- Raised access floor with electric and CAT 5 box sockets
- Extensive CAT 5 cabling
- Air source heating and cooling with additional high efficiency smart heaters
- EPC level E dated 2019 prior to renovation works, new EPC anticipated at D+
- Secure self contained compound with 32 parking spaces
- CAT L1 fire alarm system and Intruder alarm system

ACCOMMODATION

Ground Floor	329.12 sq m	(3,543 sq ft)
Ancillary	35.96 sq m	(387 sq ft)
First Floor	308.90 sq m	(3,325 sq ft)
Ancillary	27.60 sq m	(297 sq ft)
Second Floor	63.42 sq m	(683 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of E-122

RATEABLE VALUE

The Valuation Office Agency website describes the building as offices with a 2024/25 rateable value of £40,750.

SALE PRICE

Offers in the region of **£600,000** are invited for the freehold interest with vacant possession. Interested parties should contact the agent for more information and to arrange a viewing.

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 be responsible for their own legal and professional costs incurred.

VAT

The property is registered for VAT and VAT will be charged on the purchase price.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information, please contact:-

Ben Blain

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Email: bblain@carigietcowen.co.uk

Amelia Harrison

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Email: aharrison@carigietcowen.co.uk

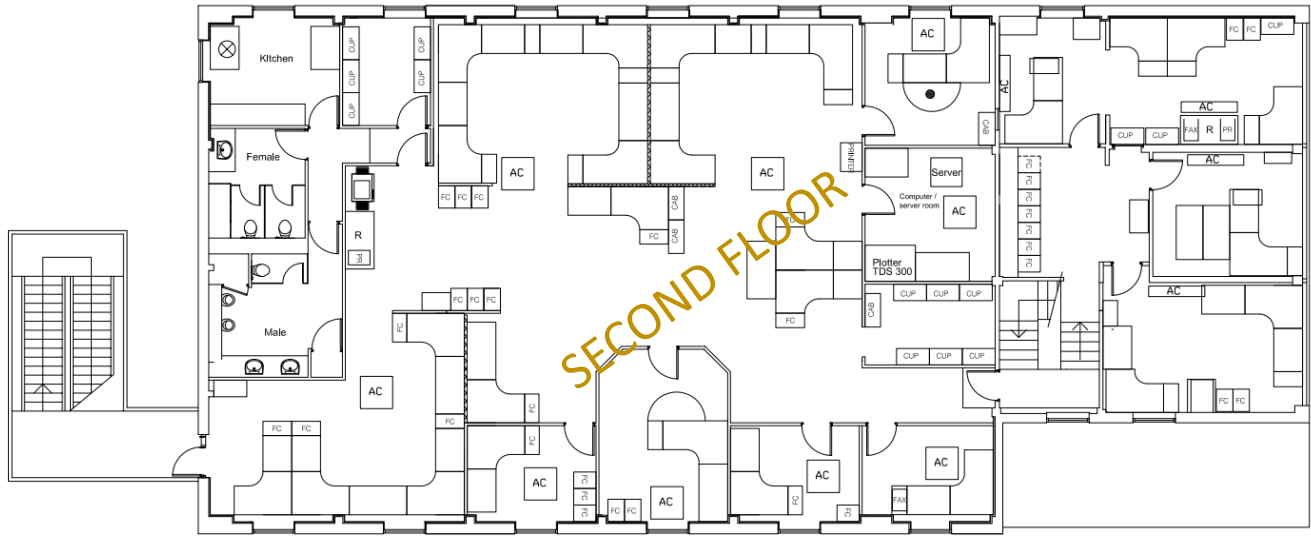
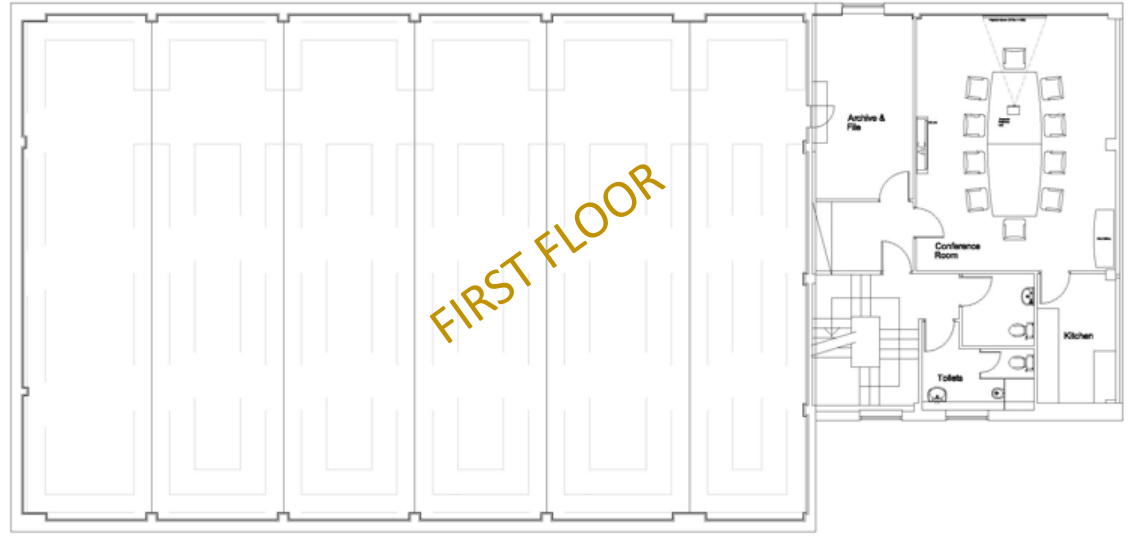
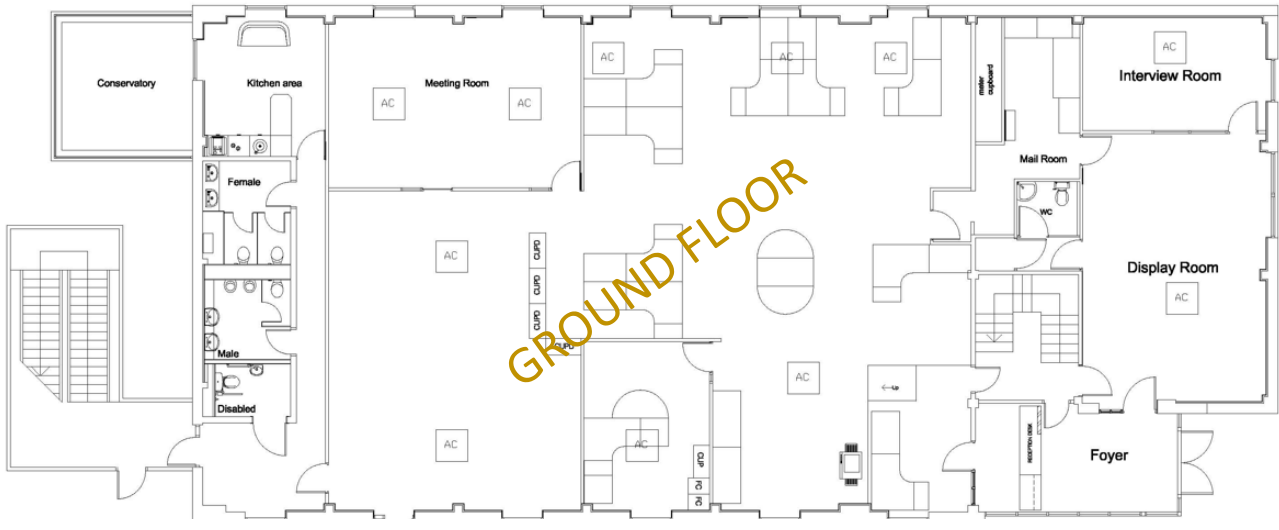
Details amended: July 2024

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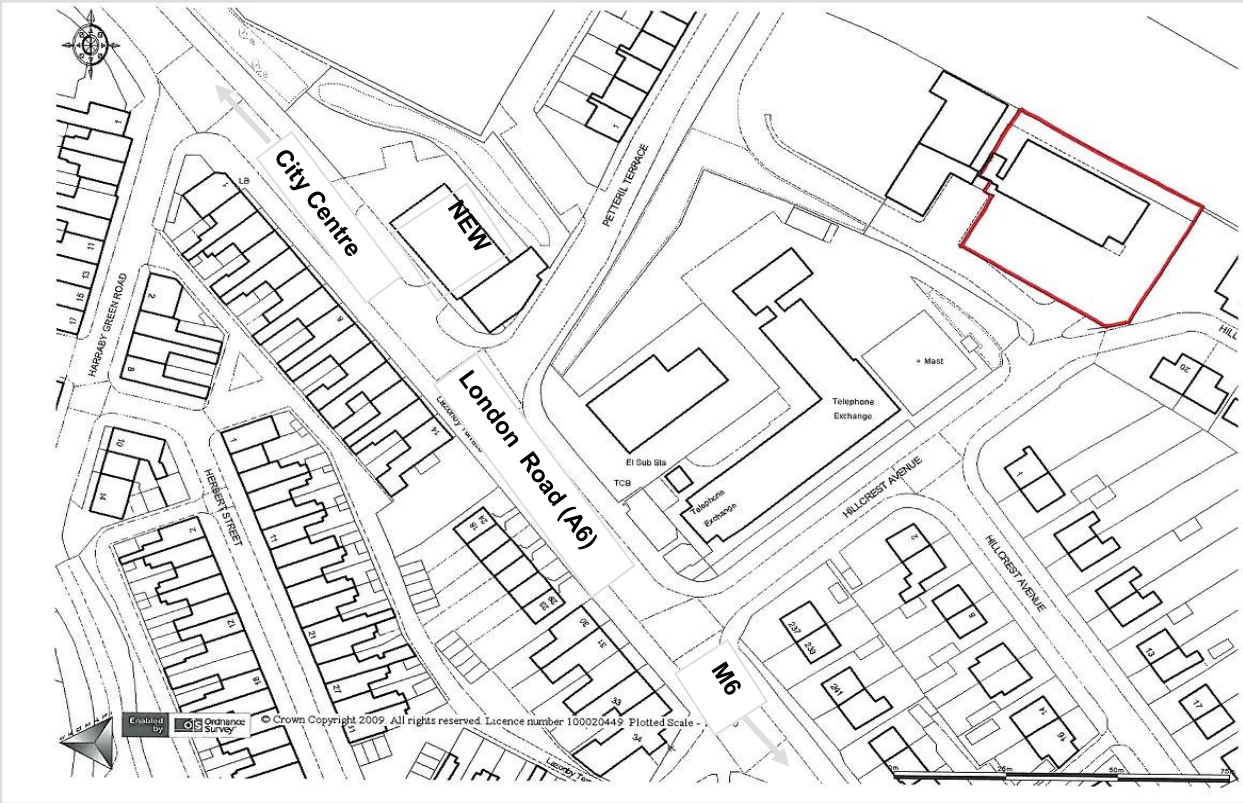
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Carigiet Cowen



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