

7294/BB

# CARLISLE

## FRANCO'S RISTORANTE

5/6 GREEN MARKET

# FOR SALE

**\*\* RARE BUSINESS OPPURTUNITY \*\***

**\*\* PROMINENT CITY CENTRE LOCATION \*\***

**\*\* LONG ESTABLISHED TRADING HISTORY IN CARLISLE \*\***



## 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 an extremely central and prominent corner position of Fisher Street with Green Market adjacent to the Old Town Hall and lies in close proximity to Scotch Street, English Street, Primark, Costa, Espresso Hub, Brewed Awakenings, Pioneer and Cranston's. This is an extremely prime position within Carlisle, with the restaurant being positioned under the famous Guildhall Museum which was built in 1407.

For identification purposes only, the property is shown coloured red on the attached goad trade plan overleaf.

## DESCRIPTION

Franco's sits within the famous three storey Grade I Listed building. This is one of Carlisle's oldest and most historic buildings and spans over ground floor, first floor and basement areas.

The ground floor is fitted out as an Italian restaurant which provides generous customer seating areas and a bar area with good window frontage that looks out onto the town centre. The first floor consists of additional customer seating, a commercial kitchen with an excellent range of equipment and separate male & female toilets. A basement area provides adequate storage, and the business has obtained a license for outdoor seating.

## THE BUSINESS

The restaurant opened its doors from this building in 1993 offering a traditional authentic Italian cuisine serving a variety of options ranging from traditional pizza and pasta dishes to chicken, steak, fresh fish and seafood dishes. There is also vegetarian and gluten free dishes available. The Piattini menu offers lighter Italian tapas dishes and the bar features a range of speciality cocktails. The restaurant has a popular 'Happy Hour' daily.

The long established founder and joint owner are looking to sell due to retirement purposes. The business boasts strong trading accounts and viewing is highly recommended to appreciate the opportunity available. There is a rare opportunity to acquire a centrally positioned building which has not been offered to the market for over 30 years.

## ACCOMMODATION

Ground Floor Restaurant	56.07 sq m	(603 sq ft)
First Floor Restaurant	27.62 sq m	(297 sq ft)
First Floor Kitchen	28.34 sq m	(305 sq ft)
Male and Female WC's		
Basement		

## SERVICES

We understand mains gas, electricity and water are connected to the property. Heating is provided by way of wall mounted panel radiators served from the gas fired central heating system.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-28.



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.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as a Restaurant and Premises with a 2023 List Rateable Value of £16,000. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p. The business rates payable would be in the region of just under £8,000 per annum currently.

## SALE PRICE - BUSINESS

Offers in the region of **£100,000** are invited for the business, trade name, fixtures & fittings and goodwill.

## TENURE & LEASE

The property is available **TO LET** by way of assignment or underletting of the existing lease expiring March 2026 at a passing rent of £26,000 per annum exclusive. Alternatively a new lease directly from the landlord may be agreeable, subject to possession and terms.

## COSTS

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

## VAT

We understand no VAT is payable on the business sale price.

## VIEWINGS & FURTHER INFORMATION

Further information, including accounts and trade figures, can be made available to genuinely interested parties after viewing. Accompanied viewings are strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

Ben Blain  
Tel: 01228 544733  
Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison:  
Tel: 01228 635007  
Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

**Details Amended** Jan 2024



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.



50 metres

Experian Goad Plan Created: 27/06/2023  
Created By: Carigiet Cowen



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

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.