

7341/BB

# CARLISLE

## UPPERBY SOCIAL CLUB

41 LAMB STREET

CA2 4NF

# FOR SALE



# SALE PRICE REDUCED: £200,000

\*\*\* REDEVELOPMENT POTENTIAL \*\*\*

\*\*\* FREEHOLD BUILDING WITH VACANT POSSESSION \*\*\*

## LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 and a much wider catchment in excess of 150,000. The city is the principal centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south. The City is easily accessed via the M6 Motorway Junctions 44, 45 and 42.

The subject property is located in the predominantly residential area of Upperby. There is a Spar convenience store immediately opposite as well as a couple local independent retailers.

## DESCRIPTION

The Property comprises a two storey detached former social club which was originally constructed around 1922. To the rear is a two storey extension which was completed around 1980. The elevations are of brick construction, with the original building under a pitched slate covered roof and the extension beneath a series of flat roofs.

Externally to the side there is car parking for approximately 30 vehicles. To the other side of the property there is an enclosed service yard.

Internally the property is arranged over ground and first floor and is relatively rectangular in shape. The ground floor is accessed via a side entrance leading into a reception and hall providing WC's, office and storeroom. There is a former members lounge with bar servery and office to the side. The members lounge is open plan arranged over split levels providing a snooker room and games room currently.

The first floor function room is accessed via a staircase from the entrance hall. This room is over split levels with bar servery and stage. To the rear of the stage is a changing room and the floor is serviced via a goods lift. WC's are also provided.

## ACCOMMODATION

Ground Floor	487.68 sq m	(5,249 sq ft)
First Floor	300.39 sq m	(3,233 sq ft)
<b>Total</b>	<b>788.17 sq m</b>	<b>(8,483 sq ft)</b>
<b>Site Area</b>	<b>0.41 Acres</b>	

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-110.



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:

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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 Club and Premises with a 2023 List Rateable Value of £20,000. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

## USE

The property is suitable for a variety of recreational uses. Redeveloped may be suitable, subject to planning and further investigations.

## SALE PRICE

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

## COSTS

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

## VAT

We understand VAT will not be payable on the sale price.

## VIEWINGS

Strictly by appointment with the joint agent, Carigiet Cowen.

For further information please contact: -

Ben Blain  
Tel: 01228 635002  
Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Michael Cox  
Tel: 01228 635007  
Email: [mcox@carigietcowen.co.uk](mailto:mcox@carigietcowen.co.uk)

Alternatively, contact:-

Jeff Wraith - Savills  
Tel: 0161 602 8666  
Email: [jeff.wraith@savills.com](mailto:jeff.wraith@savills.com)

## Details Amended

September 2023



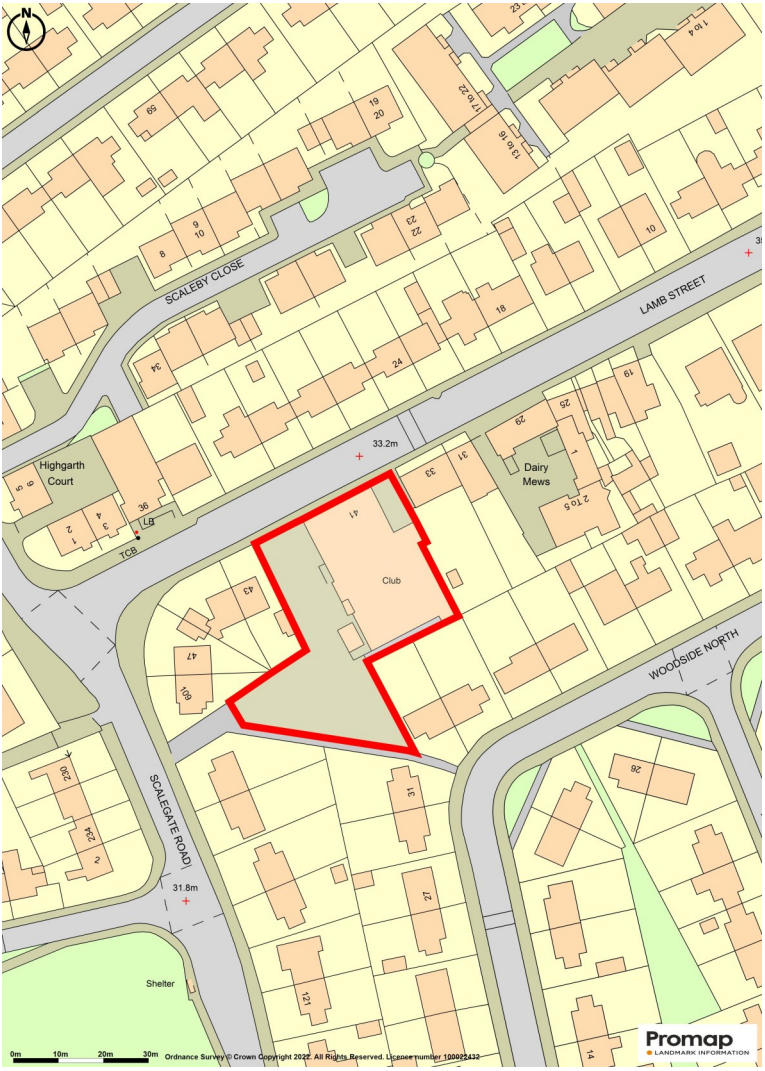
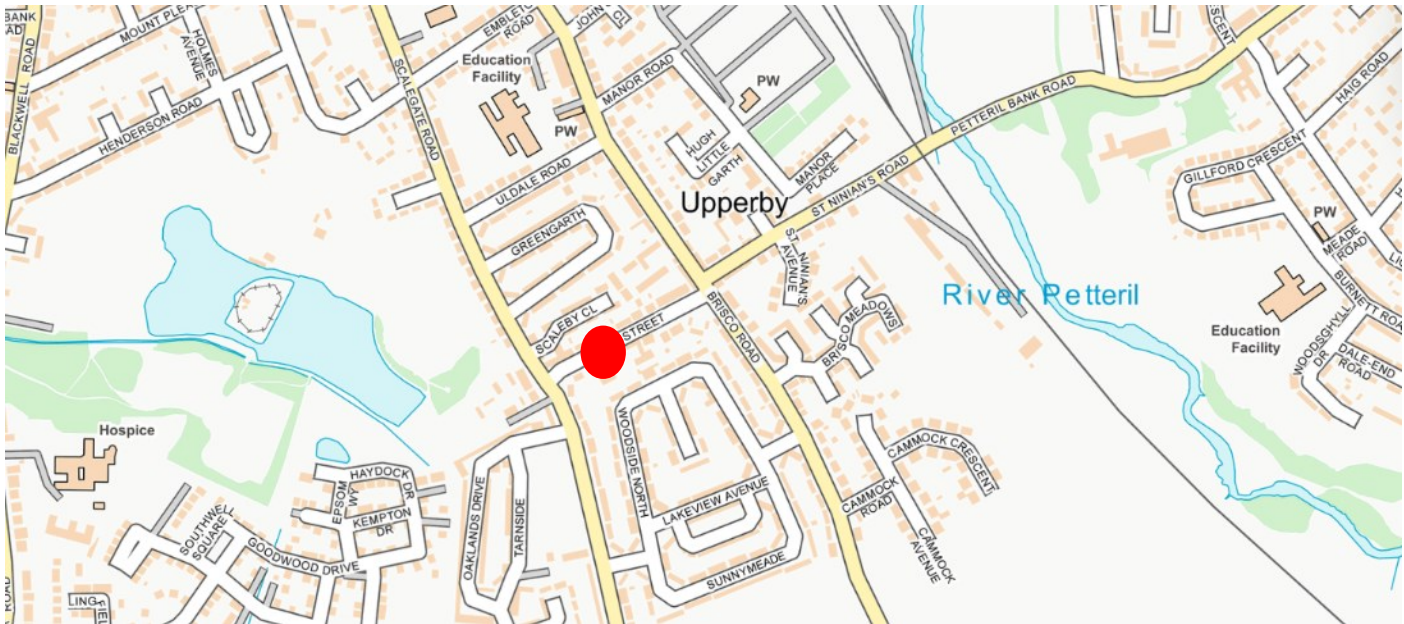
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# Carigiet Cowen



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