

7604/BB

CARLISLE

ESPRESSO HUB 7 ST ALBAN'S ROW

***** EXCITING BUSINESS OPPORTUNITY *****
***** NO VAT *****
***** PROMINENT CITY CENTRE BUILDING *****



FOR SALE £125,000
(LEASE AND BUSINESS)

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of 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.

The property occupies an extremely prominent corner position within The Old Town Hall Building, along St Alban's Row, adjacent to the Guildhall Museum and lies in close proximity to Scotch Street, English Street, Primark, Costa, Bordo Lounge, Franco's, Pioneer and Cranstons. This is an extremely prime position within Carlisle.

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

DESCRIPTION

A ground floor corner building providing highly attractive frontages with DDA level access from Green Market and St Alban's Row.

The ground floor is well fitted out as a café premises with integral sales counter, food displays, generous customer seating areas, kitchen and customer WC.

Externally, the unit benefits from a large outdoor seating area which is arguably the best external seating area available in Carlisle city centre at present.

ACCOMMODATION

Net Sales Area	789 sq ft	(73.34 sq m)
External Store		
WC		

SERVICES

We understand mains electricity, water and drainage are connected to the property. Heating is provided by way of electronic heaters.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be available shortly.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £27,250. The National Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

SALE PRICE — BUSINESS

Offers in the region of £125,000 are invited for the business, trade name, fixtures and fittings, goodwill and stock.

TENURE AND LEASE

The business, Espresso Hub Ltd (Company No 11899908) is available on a sale basis due to the owners looking to retire. The current owners founded the business in 2019 and have a leasehold interest in the whole building, directly from the landlord, expiring May 2026 at a passing rent of £23,000.

An assignment of this existing lease is available, as would a new lease directly from the landlord, subject to terms being agreed.

The business offers a significant amount of potential to build on the healthy turnover and profits it is generating currently. This may be achieved by increasing on the current opening hours. The owners have obtained a drinks licence for the premises.

The owners have invested significantly in the premises and this is shown through the high level fitout within the building and external maintenance and appearance. Viewing is highly recommend.

COSTS

Each party will be responsible for their own legal costs incurred with a purchase of the business and new leasehold acquisition. Subject to covenant strength, a rental deposit may be required.

VAT

We understand VAT is not payable on the sale price for the business or the rent.

VIEWINGS AND 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 sold agent, Carigiet Cowen.

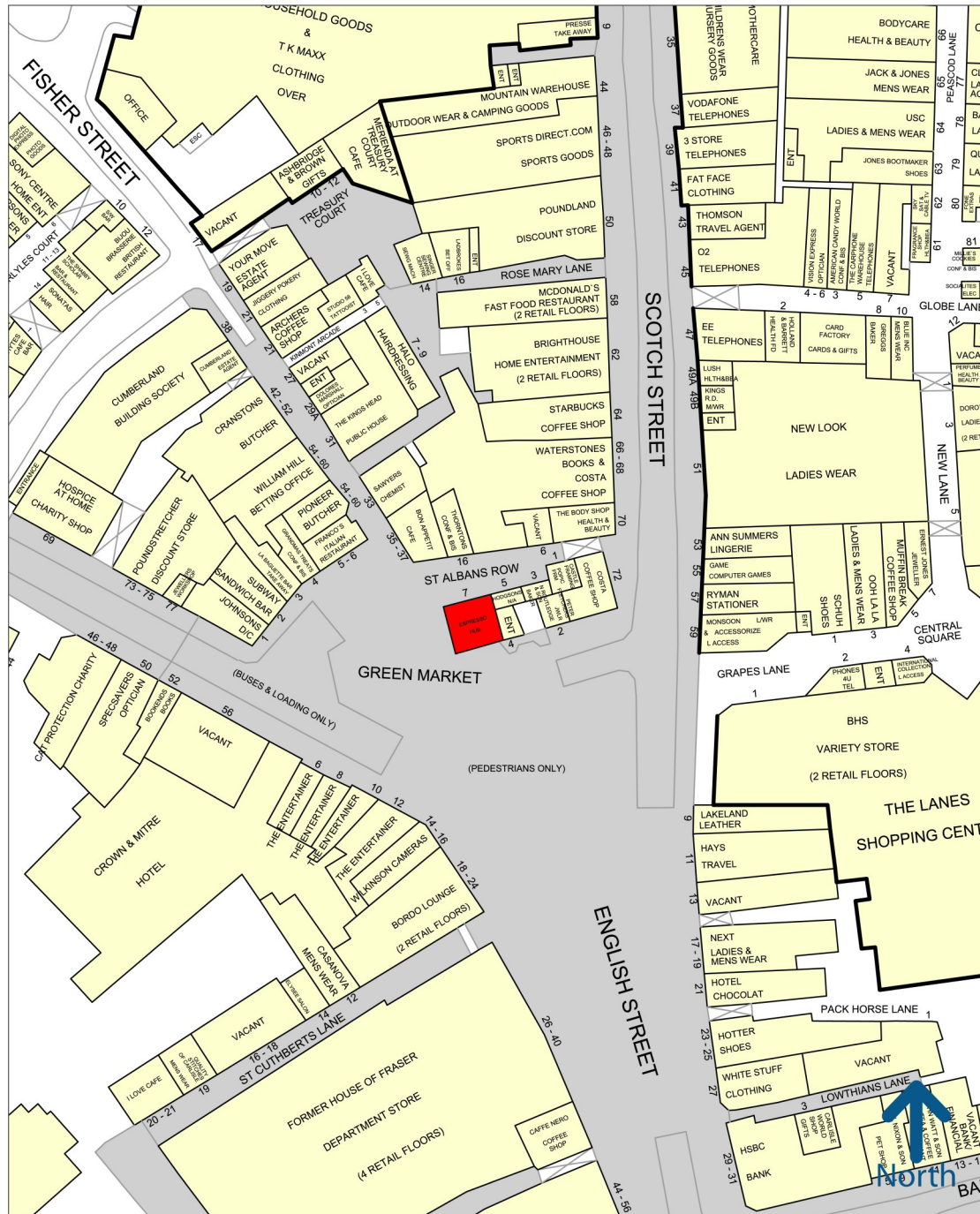
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Details Prepared:
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50 metres



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Experian Goad Plan Created: 02/09/2024

Created By: Carigiet Cowen

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