

FOR SALE



LE GALL • 7 DEVONSHIRE STREET • CARLISLE
CA3 8LG – FREEHOLD BUSINESS & RESIDENTIAL FLAT

CARIGIET
COWEN

Location

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000. The city is the principal administrative and retail centre for the area.

Carlisle is currently benefiting from multiple government-funded projects close to Devonshire Street that are ongoing or in the pipeline to transform the city centre. These include:

- Carlisle Citadels project will create an inspirational, inclusive and accessible landmark campus in the centre of the city by 2026, bringing university of Cumbria to the heart of Carlisle.
- Significant plans for the redevelopment of the front of Carlisle Railway Station have now been officially submitted in November 2024.
- The Market Square and Greenmarket regeneration project commenced in August 2024, aiming to improve the 6,000-square-metre area in the city centre.



7 Devonshire Street is situated centrally on the recently redeveloped street, in a popular daytime and evening area that provides a variety of local bar and restaurant operators; In The Meantime, Connelly's Bar, The Thin White Duke, as well as national occupiers Pizza Express, Greggs, Nationwide, Santander, newly refurbished Cumberland Building Society branch and recently acquired Hidden Hearing.



Description

The property comprises a three storey mid terraced building of limestone block construction, under a pitched slate roof. The property is home to the popular local business, Le Gall, which was established in 1996 from this premises, operating from the basement, ground and first floors.

The second floor is a self-contained residential flat, lived in by the owner, encompassing a master bedroom, guest bedroom (including ensuite), living room and kitchen areas, all finished to a high standard.

The building is shown shaded red on the goad plan overleaf.

Accommodation

Description	Area Sq M	Area Sq Ft
Restaurant/Bar – Le Gall (Ground Floor)	88.33	951
Restaurant/Bar – Le Gall (First Floor)	53.35	574
Basement	59.29	638
Separate Ladies & Gents WCs and Staff WC in Basement		
Residential Flat (Second Floor)	65.68	707

**** ESTABLISHED CITY CENTRE FOOD & DRINK LOCATION ****

**** COMMERCIAL AND RESIDENTIAL USES ****

**** INCLUDES BUSINESS, STOCK, FIXTURES & FITTINGS, TRADE NAME AND GOODWILL ****

**** FIRST TIME ON THE MARKET SINCE 1996 ****

Sale Price

Offers in the region of **£650,000** are invited for the sale of the freehold property and business (includes stock, fixtures & fittings, trade name and goodwill).

The Business – Le Gall

Le Gall is a café, restaurant and wine bar which has been operating from 7 Devonshire Street since 1996, when the building was acquired, by the current owner, who is looking to sell due to retirement.

At present, the business opens on weekends and for private events, and boasts positive turnover figures and net profits, for the limited operational times it has currently. Full information is available from the agent.

In light of this, there is huge potential to grow on the current levels of regular and new custom, goodwill, and other opportunities the business possesses by increasing opening days in the week.

The property has recently been fully renovated and is ready for a new owner to take over and continue trading immediately. Viewing is highly recommended to appreciate the opportunity being brought to the market for the first time in nearly 30 years.

Services

The property is connected to mains water, drainage, electricity (3 phase) and gas. Services have not been tested and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission under Use Class E (restaurant) but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £24,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

***** 40% HOSPITALITY RELIEF FOR QUALIFYING OCCUPIERS *****

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is not payable on the purchase price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

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