

7462/BB

CARLISLE

*****RARE LEASEHOLD BUSINESS OPPORTUNITY*****

FOR SALE

**GENEVIEVE
29 WARWICK ROAD, CARLISLE,
CUMBRIA, CA1 1DH**



OFFERS IN THE REGION OF
£150,000

ARE INVITED FOR THE BUSINESS, STOCK,
FIXTURES & FITTINGS, TRADE NAME AND GOODWILL

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 and a much wider 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 is located in the heart of the city on Warwick Road, close to The Crescent and adjacent to Lowther Street which is close to the intersection with Devonshire Street, in a popular mixed retail, and daytime and evening leisure area boasting numerous popular bars and restaurants. Other well established retailers close to 29 Warwick Road include the popular

Halston Hotel including Barton's Yard and Penny Blue restaurant, long established hair salon Atelier, Nando's, Pizza

Express, H&H Estate Agents, Fine & Country Estate Agents, House of Malt and multiple car parks offering convenience.

The new University of Cumbria campus, Borderland redevelopment of the Citadel Buildings and Carlisle Train Station is in the pipeline and due to commence shortly. This section of Warwick Road lies within close proximity to these developments. Carlisle train station is approximately less than 5 minutes walk away.

The location of the building is shown on the Goad Trade Plan overleaf.

DESCRIPTION

The long established business Genevieve sits on the corner of Earl Street with Warwick Road. This is a highly visible trading position for Carlisle city centre. The building provides part of a three storey property of brick construction under a pitched slate roof, providing a ground floor sales area and changing rooms, first floor sales area and second floor storage space, along with a WC tucked behind the ground floor sales space.

The unit is extremely well fitted out throughout to compliment the high end retail offering. Frontages are by way of a large sales window to Warwick Road, return sales window to Earl Street and splay window between.

THE BUSINESS - GENEVIEVE OF CARLISLE LIMITED - ESTABLISHED 2005

Genevieve offers a fantastic opportunity to acquire a long established trading retail business in the heart of Carlisle. Genevieve specialises in a unique shopping experience for special occasion wear for mother of the bride, groom and wedding guest clothing, as well as a selection of casual wear brands. Genevieve has been successfully operated by its current owner since the early 2000's from 29 Warwick Road. The business offers exclusivity on many stocked brands throughout Cumbria including; Condici, Ispirato, Veni Infantino, Irrisistable, John Charles and Gill Harvey. The owner is now looking to sell due to retirement.

Full accounts can be made available to genuinely interested parties, after viewing. Sales turnover is consistent year on year and has regularly been around the £200,000 mark. This level of turnover produces a healthy net profit annually for the owner. At the time of sale, February 2024, stock levels are high following the new collections arriving for spring-summer 2024.

The business owner would be happy to facilitate a handover period on the acquisition. This would include passing on first hand experience when buying for the new seasons, introductions to the designers and fashion agents, running the business on a day to day basis, and advising on customer care and services.

This is an extremely exciting and niche opportunity for a similar retailer to expand their current operation, or is an attractive proposition for a new party to take on this business and gain first hand experience of running Genevieve. Viewings are highly recommended to gain a better understanding of the opportunity on offer.

SALE PRICE & TERMS

Offers in the region of **£150,000** are invited for the sale of the business, stock, fixtures & fittings, trade name and goodwill. The passing rent is £8,100 per annum exclusive. A new lease is directly available from the landlord.

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.

ACCOMODATION/AREAS

Ground Floor

Shop & Fitting Rooms 530 sq ft (49.23 sq m)

First Floor

Shop 131 sq ft (12.17 sq m)

Second Floor

Storage/Attic 88 sq ft (8.17 sq m)

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £7,200. The Small Business Non-Domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF ATTAINABLE *****

ENERGY PERFORMANCE CERTIFICATE

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

VAT

We understand the property is not elected for VAT and VAT will not be payable on the passing rent.

COSTS

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

VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Details Prepared

February 2024



Carigiet Cowen

Commercial Property Consultants

01228 544733



Suite 2, Telford House, Riverside,
Warwick Road, Carlisle CA1 2BT
www.carigietcowen.co.uk
E-Mail: carlisle@carigietcowen.co.uk

