

7448/BB

CARLISLE

6 LONDON ROAD
CA1 2EL

FOR SALE

****NO VAT PAYABLE****

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

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 retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is located on London Road (A6), linking Carlisle city centre with the M6 motorway at junction 42. This is a main arterial route for the city. Positioned on the corner of London Road at the junction of St Nicholas St and Botchergate, nearby commercial operators include Halfords, ASDA, Poundland and B&M. In addition, McDonalds, KFC and Costa lie within a mile of the subject property.

DESCRIPTION

A two-storey end of terrace building, fronting onto London Road, with double glazed window display frontage. Internally the unit provides a rectangular ground floor sales area and upper floor stores.

The unit is suitable for a variety of commercial uses and would be suitable for a hot food takeaway (STP), generic retail and potential conversion to residential (STP). In addition, there may be an ability to offer an advertising hoarding opportunity on the side of the building.

ACCOMMODATION

Ground Floor	38.34 sq m	(413 sq ft)
First Floor	21.48 sq m	(231 sq ft)
Rear Yard		

SERVICES

We understand water and electric are connected to the property.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2024 List Rateable Value of £6,100. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

****100% Business Rates Relief is attainable for qualifying occupiers****

SALE PRICE

Offers in the region of **£75,000** are invited for the sale of the freehold building with vacant possession. The building will be sold as seen.

ENERGY PERFORMANCE CERTIFICATE

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

COSTS

Each party will bear their own costs incurred in the transaction.

VAT

The building is not registered for VAT, therefore VAT is not payable on the sale price.

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

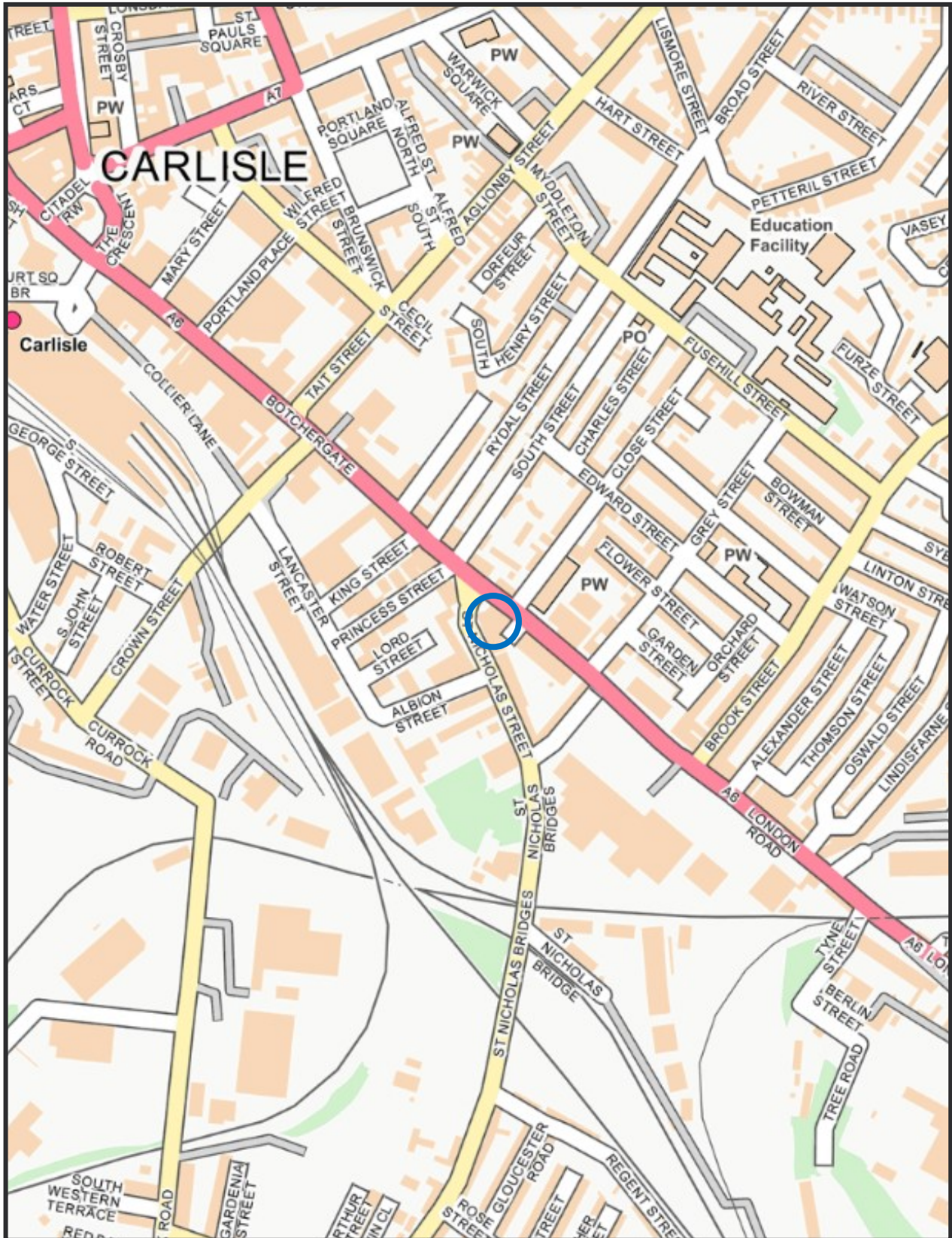
Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Details Prepared

April 2024

Carigiet Cowen



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.