

7224/BB

# CARLISLE

1 BRUNSWICK STREET &  
72-76 WARWICK ROAD

FREEHOLD INVESTMENT  
**FOR SALE**



**SALE PRICE: £550,000**

**AVAILABLE AS A WHOLE OR IN PART/S**

**\*\*\* NO VAT PAYABLE \*\*\***

## 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 at the northern end of Warwick Road, at the intersection of Brunswick Street. Nearby occupiers are a mixture of commercial and residential. Commercial occupiers include Nando's, Alexandro's Greek Restaurant, David's Restaurant, Savills and Fine and Country.

## DESCRIPTION

The property is a traditional three-story terrace building of brick construction, under a pitched slate roof. The whole property comprises a mixture of a operational pharmacy to 76 Warwick Road and former doctors surgery within the remainder. Internally, the buildings are all currently connected but could be sub-divided.

The terrace of property allows for potential redevelopment into residential subject to planning. There is a rear lane and yard area which can be accessed from Brunswick Street.

A sale is available for the whole, or in individual parts.

## ACCOMMODATION

**Net Internal Area 13,990 sq ft (1,300 sq m)**

Comprising: -

Basement 935 sq ft ( 87 sq m)

Ground Floor 4,672 sq ft (434 sq m)

First Floor 4,137 sq ft (384 sq m)

Second Floor 2,098 sq ft (195 sq m)

76 Warwick Road 2,148 sq ft (200 sq m)



## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

\* 1 Brunswick Street has an EPC rating of C-53

\* 76 Warwick Road has an EPC rating of D-96

## SALE PRICE

Offers in the region of **£550,000** are invited for the freehold investment for the whole property.

Alternatively, offers are invited for the pharmacy investment at 76 Warwick Road.

Further information on sale price is available from the agents.

## COSTS

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

## VAT

The property is not elected for VAT.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

Ben Blain

Tel: 01228 544733

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

## Details Amended

December 2023



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