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LAND & DEVELOPMENT OPPORTUNITIES REGISTER

MARCH 2024

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Bowness on Windermere	Bower House Longlands Road UNDER OFFER	TBC	For Sale £625,000	FREEHOLD FOR SALE WITH VACANT POSSESSION Three storey corner building providing commercial accommodation over the basement and ground floor and 5 no. individual residential studios and apartments to the upper floors. Each section benefits from its own dedicated access.	BB/6619
Carlisle	1 Brunswick Street AVAILABLE 76 Warwick Road UNDER OFFER	Net Internal Area: 13,990 sq ft (1,300 sqm) Basement: 935 sqft (87 sqm) Ground Floor: 4,672 sqft (434 sqm) First Floor: 4,137 sqft (384 sqm) Second Floor: 2,098 sqft (195 sqm) 2.148 sqft (200 sqm)	NO VAT PAYABLE Offers in the region of £225,000 are invited for the freehold of the vacant property Offers in the region of £300,000 are invited for the pharmacy investment at 76 Warwick Road.	Freehold Investment For Sale POTENTIAL REDEVELOPMENT TO RESIDENTIAL USE Traditional three-storey terrace building. The whole property comprises a mixture of an operational pharmacy to 76 Warwick Road and former doctors surgery within the remainder of the building. Internally, the buildings are all currently connected but could be sub-divided. Potential for redevelopment into residential use, subject to planning. Rear lane and yard area can be accessed from Brunswick Street. Can be purchased separately.	BB/7224
Carlisle	Former Upperby Social Club 41 Lamb Street UNDER OFFER	Ground Floor: 5,249 sqft (487.68 sqm) First Floor: 3,233 sqft (300.39 sqm) TOTAL AREA: 8,483 sqft (788.17 sqm) Site Area: 0.41 acres	Freehold For Sale with vacant Possession Sale Price Reduced Offers in the region of £200,000 are invited. NO VAT PAYABLE	Redevelopment Potential Two storey detached former social club with two storey extension. The ground floor comprises of reception hall with WCs office & storeroom. A former members lounge with bar and office to the side. The first floor function room is over split levels with bar and stage. To the rear of the stage is a changing room, WCs and the floor is serviced via a goods lift.	BB/7341

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Carlisle	330 London Road	Useable Floor Area: 1,039 sqft (96.48 sqm) External garage Rear parking area	FREEHOLD FOR SALE With vacant possession £200,000 NO VAT PAYABLE	PROMINENT ROADSIDE LARGE CORNER PLOT SUITABLE FOR VARIOUS USES INCLUDING RESIDENTIAL (STP) Former Veterinary surgery providing a former residential bungalow, modified by the current owners. Please note, the current owner has explored redeveloping the building to create a larger dwelling. Planning permission was granted under application 22/0114 in May 2022. Parking to the front and rear of the property for 8 vehicles.	BB/7375
Carlisle	Amante Bar & Premises 9 Lowther Street	10 YEAR LEASE WITH EFFECT FROM 1ST DECEMBER 2023 At a passing rent of £45,000 p.a. NO VAT PAYABLE	FREEHOLD INVESTMENT FOR SALE Plus redevelopment opportunity on the upper floors £695,000	INVESTMENT PLUS REDEVELOPMENT OPPORTUNITY Three storey, mid terraced property within the town centre. Amane Bar sits within the ground floor & part of the first floor with dedicated access and external seating area. The remaining parts to the first and second floors are currently derelict, but would be suitable for redevelopment to at least 8 no. flats or alternative uses, subject to planning consent. These areas have their own dedicated access stairwell.	Bb/7420
Carlisle	Chatsworth House 26/27 Victoria Place UNDER OFFER	Floor Areas: Ground Floor: 2,178 sqft (202.4 sqm) First Floor: 1,563 sqft (145.2 sqm) Second Floor: 1,276 sqft (118.5 sqm) Basement Stores 1,413 sqft (131.3 sqm)	Freehold For Sale with vacant possession Offers in the region of £350,000	POTENTIAL REDEVELOPMENT TO RESIDENTIAL USE Traditional three-storey, double fronted end terrace property. Providing a range of good sized rooms, some with original features, including cornicing, ceiling roses and fireplaced. Most recently used as teaching and studio space, together with office accommodation. Upvc double glazed casement windows. Single storey extension at ground floor level which was previously used as a nursery/ creche. Plus rear yard.	RP/7194
Carlisle	Former TESCO Victoria House Victoria Viaduct	Ground Floor: 27,000 sqft(2,508 sqm) First Floor Offices: 1,472 sqft (137 sqm) Second Floor Offices: 1,392 sqft (129 sqm) Car Park: 30 spaces	Rent £175,000 p.a. To let on a term of years to be agreed	*Large Retail Unit* *City Centre Location* Close to Proposed University Campus Dedicated Basement Parking Substantial retail warehouse premises over three floors with basement car park for 30 no. vehicles. Suitable for a range of large scale retail uses: *supermarket *retail warehouse *leisure *hotel *potential trade counter	BB/7403
Cleator Moor	Crowgarth House 48 High Street	GF: 1,282 sqft (119.06 sqm) FF: 854 sqft (79.66 sqm) SF: 1,251 sqft (116.26 sqm)	For Sale: £275,000	Prominent Location Substantial Freehold Property The ground floor provides rectangular shaped area suitable for a variety of commercial uses including:café*restaurant*office*sho p*hot food takeaway* Subject to planning, redevelopment of the upper floors could be modified into residential flats, apartments or offices. The building has been granted planning previously for conversion to 7 apartments which has now lapsed, but could be reapplied for. App No. 4/10/2177/OF1.	BB/7320

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Egremont	63/64 Main Street & Land	NO VAT PAYABLE	For Sale: £100,000 Invited for the sale of the freehold building with vacant possession.	Redevelopment Opportunity Town Centre Location End terraced three storey building, which has not been in use for many years and requires full refurbishment or potentially demolition. Land to the rear is unregistered, but in the process of being registered by the owner & their solicitor. Please note; Interested parties are recommended to speak with the local authority to determine their intended end use and any planning consent for the building.	BB/7484
Keswick	Otley House Otley Road UNDER OFFER	Site Area: 0.15 Acres	Freehold For Sale £250,000	Redevelopment Opportunity Prime Town Centre Location Rare Opportunity to Acquire Good sized corner plot with existing single storey detached building suitable for redevelopment for owner occupation or alternative uses subject to planning. Potential for residential or commercial redevelopment.	BB/7400
Lancaster	Former Meeting House & Car Park Powder House Lane UNDER OFFER	Building: 2,454 sq ft (227.99 sqm) Site Area: 0.403 acres)	For Sale Offers in excess of £325,000 for the Freehold Interest	Former Meeting House Former meeting house comprising of main entrance hall, principle meeting room. Anti-room, kitchen, store & WC's. Fully fenced car park .	RP/7231
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	The Newton Rigg Estate A range of accommodation and buildings, which would be suitable for a variety of uses, subject to planning. * Office Accommodation * Retail & Leisure/Gym Use *New build opportunities (stp)	RP/6859
Silloth	Former Albion Inn Eden Street NO VAT PAYABLE	Areas: GF: 1,021 sqft (94.86 sqm) FF: 1,032 sqft (95.95 sqm) SF: 489 sqft (45.52 sqm)	Freehold For Sale with vacant Possession BIG PRICE REDUCTION £160,000	REDEVELOPMENT POTENTIAL Three storey end terraced property with yard to the rear. Good proportioned sized rooms. Suitable for conversion to residential or holiday lets/Airbnb, subject to planning consents. In addition, the building would lend itself towards a B&B or commercial café at ground floor with residential above.	BB/7325
Whitehaven	The Haven Club Cleator Moor Road NO VAT PAYABLE	Areas: Net Internal Area: 5,858 sqft (544.23 sqm) Site Area: 1.20 Acres (0.48 hectares)	FREEHOLD FOR SALE WITH VACANT POSSESSION OR WITH RETAINED TENANT Offers in the region of £350,000	PROPERTY ON LARGE DEVELOPMENT SITE Detached two storey large property, currently operating as a social club, for Whitehaven Rugby League Supporters Club (WRLSC) positioned on a spacious plot of land. The building is suitable for a variety of commercial uses including offices (subject to refurbishment). Both floors internally are of rectangular shape and open plan with welfare facilities on both floors. The site would be suitable for a range of alternative uses, both commercial and residential or potentially further development to part only. Interested parties should make their own enquiries with Cumberland Council in this regard to discuss their proposals further. Please note, WRLSC would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.	BB/7490

Whitehaven	23-24 Lowther Street (ex WILKO)	Ground Floor Retail: 34,547 sq ft (3,209.5 sqm) First Floor Ancillary: 2,692 sq ft (250.09 sqm)	Available To Let Rent on Application Sale of freehold may be considered	**Town Centre Location** **For a Variety of uses** *Lease or Sale Opportunity* Available To Let as a whole or in parts on a new lease for a term to be agreed. Alternatively a sale of the freehold may be considered.	BB/7393
Whitehaven	80 Lowther Street * 100% Business Rates Relief *	Net Internal Area: 2,216 sqft (205.84 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION OR WITH RETAINED TENANT £195,000 NO VAT PAYABLE	Freehold Opportunity Car Park to the Rear Attractive two storey, corner, end terraced building. Operating as social club for Whitehaven Rugby League Supporters Club (WRLSC). Ground floor provides open plan bar area with large function room. The first floor provides bar area, function room, darts room, including pool table and small office/stores. Large car park to the rear of the property with installed ramp for disabled use to the ground floor. Please note, WRLSC would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.	BB/7489
Workington	John Peel House (Ex WILKO) Ladies Walk UNDER OFFER	Lower Ground Floor: 20,860 sqft (1,938 sqm) Ground Floor: 12,077 sqft (1,122 sqm)	Rent: Upon negotiation	Modern Retail Warehouse Town Centre Location The lower ground floor has been used for storage, staff offices, kitchen & wcs. The ground floor is all sales area, fitted out to a modern spec throughout. Benefitting from goods lifts installed. Loading doors to the rear. Other operators within the complex include Ritz Cinema & Opera Bingo Hall. Suitable for a variety of uses: *supermarket *conversion to offices *leisure*training facilities *trade counter/light industrial	BB/7416
Workington	Princess Hall Princess Street	0.56 acres (0.2263 Ha) UNDER OFFER	Freehold For Sale Offers in excess of £200,000	Mixed Use Development Site Full Planning Permission Planning in place for demolition and redevelopment to provide Circa 4,000 sq ft retail, 7 no. flats & 3 no. terraced houses.	MB/7401
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LAND					
Carlisle	Secure compound Petteril Terrace Off London Road	1.14 Acres	To Let £25,000 p.a. (May Sell)	Part concrete surfaced secure compound. Fully enclosed with palisade fencing and double gate access. Suitable for a variety of uses. Subject to planning.	RP/5590
Carlisle	Land at Morton Wigton Road	Circa 25 acres (10 Hectares)	Land Sales Design & Build Options to rent or purchase	Greenfield development to West of Carlisle, adjacent to A689(W) and Wigton Road (A595). Expressions of interest are invited from occupiers looking to purchase land or enter into design and build agreements.	RP/5991
Broughton Lodge Nr Cockermouth	Secure Compound	Circa: 2 acres	Rent: £1,000 per month	Part tarmac surfaced/part hardcore, providing basic open store. Rural location, but good road access.	RP/6610