

7481/BB

CARLISLE

54 DENTON STREET
DENTON HOLME, CA2 5EH

FOR SALE

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

**** NO VAT PAYABLE ****

****SOLD AS SEEN INCLUSIVE OF**
HARDWARE STOCK**

LOCATION

Carlisle is the chief commercial and administrative centre for Cumbria with a resident population of circa 90,000 and a much wider catchment in excess of 150,000.

The subject property is located close to the city centre in the suburb, Denton Holme. The unit benefits from a main street position and nearby occupiers include The Co-, Coral, Cumberland Building Society and Andersons, as well as a number of independent local retailers.

The property is shown red on the attached Plan extract.

DESCRIPTION

A two storey end of terrace building, conveniently positioned on the corner of Denton Street and Trafalgar Street with a return glazed window display frontage, and regular in shape with security shutters installed.

The unit is suitable for a variety of commercial uses and would be ideal for any new start, small business or tenant looking to acquire for owner occupation. Conversion of part to residential may be permitted, subject to planning.

ACCOMMODATION/AREAS

Net Sales Area	603 sq ft	(56.06 sq m)
First Floor	546 sq ft	(50.77 sq m)
WC		

SERVICES

Mains electricity, water and a connection to the public sewer are laid on to the property.

ENERGY PERFORMANCE CERTIFICATE

There is currently no EPC for the property. An EPC will be commissioned prior to sale.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £7,000. The National Non-Domestic Rate for the current 2023/2024 rate year is 49.9p in the £.

**** 100% BUSINESS RATES RELIEF **
FOR QUALIFYING OCCUPIERS**

SALE PRICE

Offers in the region of **£107,500** are invited for the sale of the freehold building with vacant possession. The building will be sold as seen, inclusive of the stock left in situ.

VAT

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

COSTS

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

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment with the sole agent, Carigiet Cowen. The property is registered with Land Registry under Title Number CU85627.

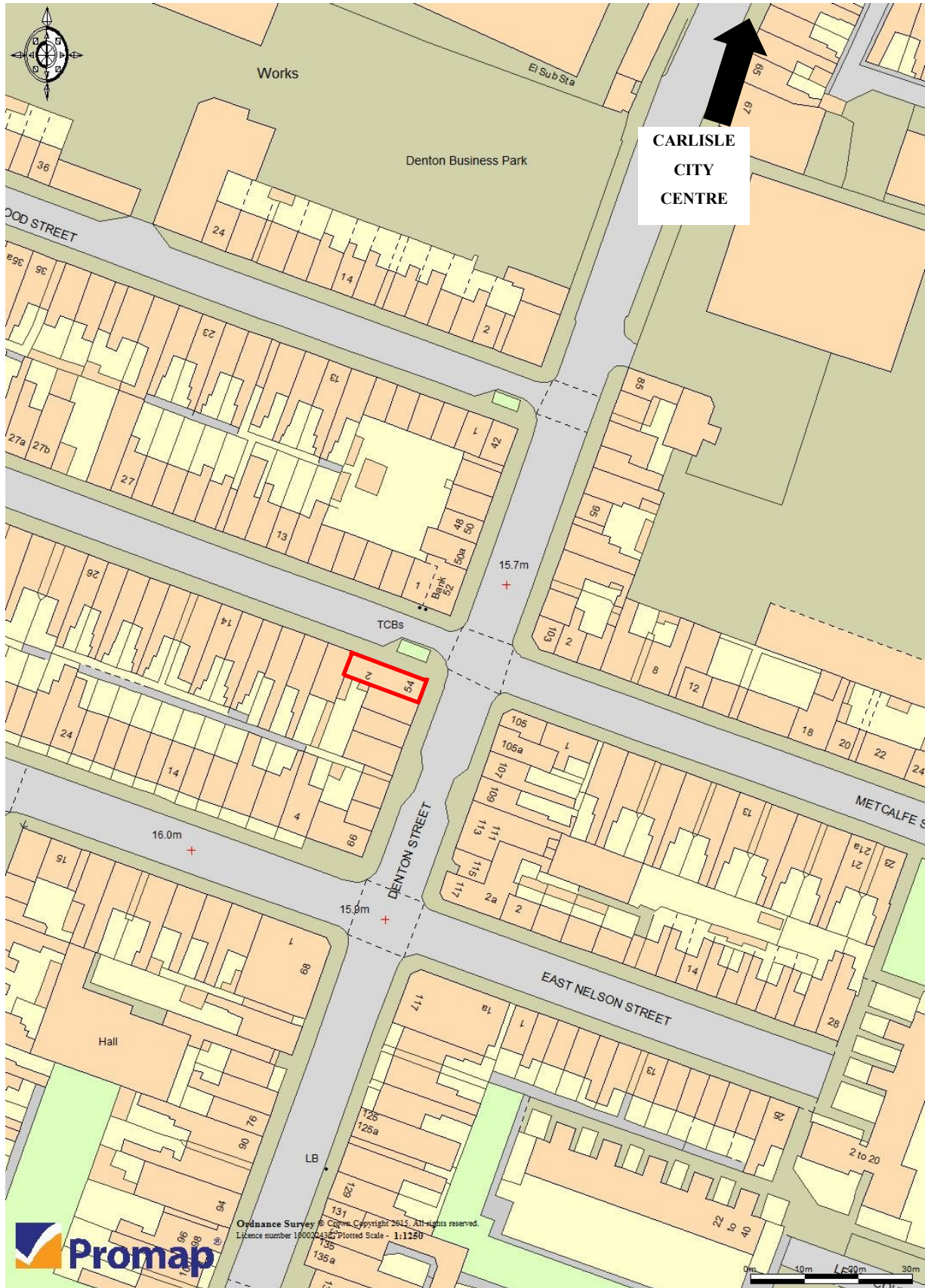
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Details Prepared
February 2024

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:

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H.M. LAND REGISTRY		TITLE NUMBER	
		CU85627	
ORDNANCE SURVEY PLAN REFERENCE	NY 3955	SECTION K	Scale 1/1250
COUNTY CUMBRIA	DISTRICT CARLISLE	© Crown copyright 1980	



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