

Contact Surveyors:
 RP Richard Percival
 IH Iain Henderson
 BB Ben Blain
 MB Mike Beales
 AH Amelia Harrison

Suite 2, Telford House, Riverside,
 Warwick Road, Carlisle. CA1 2BT
 Regulated by RICS
 Tel: 01228 544733
 E-Mail: carlisle@carigietcowen.co.uk

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 Cowen**

Commercial Property Consultants

www.carigietcowen.co.uk

RETAIL PROPERTY REGISTER

APRIL 2024

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Appleby	10, 12 & 14 Bridge Street	10 Bridge Street: GF Sales: 651 sqft Kitchen: 194 sqft WC 12 Bridge Street: GF Sales: 398 sqft Kitchen: 147 sqft WC 14 Bridge Street: 5 Residential Flats	FREEHOLD MIXED USE INVESTMENT FOR SALE £395,000 NO VAT PAYABLE	Rare Investment Opportunity Two storey, end terrace property fronting one of the main streets in Appleby. Comprising two ground floor self-contained commercial units. No 12 is occupied by the Cumberland Building Society branch and No 10 is operating as the long established café Bonjangles. Five self-contained one bedroom resi flats are above.	BB/7381
Barrow	171 Dalton Road 100% Business Rates Relief UNDER OFFER	Net Sales Area: 463 sqft (43.01 sqm) First Floor: 274 sqft (25.46) Second Floor: 358 sqft (33.26 sqm) Basement:	FREEHOLD FOR SALE WITH VACANT POSSESSION £80,000	Prime Retail Unit Three storey, mid terraced unit providing ground floor retail space, first and second floor staff offices and ancillary. A small external yard to the rear with access to the basement. Nearby occupiers include: Holland & Barrett, McDonalds, Costa & Poundland. BAE Systems will shortly be opening a new training facility from the former Debenhams building.	BB/7457
Bowness on Windermere	Ash Street VIEWING HIGHLY RECOMMENDED	Net Sales Area: 289 sq ft (26.87 sqm) Sales ITZA: 275 sq ft (25.50 sqm) Store: 77 sq ft (7.19 sqm) WC NO VAT PAYABLE	Rent: Assignment or Underletting of the current lease is available, subject to conditions and a lease premium of £35,000 The existing lease expires 28th February 2029 and has a passing rent of £16,500 p.a.	Prime Trading Location Low Overheads Suitable for Various Use Class E Occupiers Ground floor retail unit with extensive glazed frontage in the heart of Bowness on Windermere. Abundance of passing trade. Fitted out with a bespoke customized glazed sales chocolate counter, moveable racking and shelving, ice cream serving counter and heating and cooling climate control. An integral storage area is provided at the rear which incorporates a wc.	BB/5770

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Bowness on Windermere	Helen's Chocolates Ltd Ash Street VIEWING HIGHLY RECOMMENDED	Net Sales Area: 289 sq ft (26.87 sqm) Sales ITZA: 275 sq ft (25.50 sqm) Store: 77 sq ft (7.19 sqm) WC NO VAT PAYABLE	BUSINESS FOR SALE: Offers in the region of £65,000 (includes leasehold interest, fixtures, fittings, trade name & goodwill) Leasehold: Passing rent: £16,500 p.a. ON LINE BUSINESS FOR SALE a premium in the region of £35,000 is sought.	Prime Lake District Location Ground floor self-contained retail unit with extensive glazed window display. Helen's Chocolates Ltd is a profitable, established business founded in 1987. Specialising in the sale of luxury handmade chocolates. The business has high footfall and excellent online sales and delivers products all over the world. www.helenschocolates.co.uk The current owners are looking to sell the business to an innovative entrepreneur who can drive this gem of a business forward. ON LINE BUSINESS FOR SALE ONLY Alternatively, the owners would consider the sale of the successful on line part of the business only .	BB/5770
Carlisle	Drive Thru Kiosk 10 Church Street Caldewgate 100% Business Rates Relief	Areas: Kiosk: 655 sq ft (60.85 sqm)	Rent: £20,000 p.a. For a new lease terms to be agreed.	DRIVE THRU KIOSK Prominent Roadside Single storey kiosk/pod unit with forecourt and covered drive thru lane. Entry and exit points from Caldewgate. Suitable for a variety of hot and cold food operators, on a grab & go/takeaway basis. Other uses will be considered. The right hand car wash lane is let to Intelijet 360,	BB/7144
Carlisle	Unit 3 Carlyle's Court	Ground Floor: Restaurant & Kitchen 1,145 sqft (106.36 sqm) First Floor: Kitchen, Stores, WCs 742 sqft (68.92sqm)	Rent: £12,000 p.a.	RESTAURANT UNIT COMMERCIAL KITCHEN Providing open plan space on the ground floor with extensive glazed frontage, and DDA access and fully fitted commercial kitchen with extraction. The first floor has an additional kitchen, prep areas, stores and WCs. Previously a restaurant, the property is suitable for continued use or suitable for a variety of commercial uses, subject to landlords consent.	BB/7412
Carlisle	35 Castle Street 100% Business Rates Relief AVAILABLE	Ground Floor: 729 sq ft (67.76 sqm) Mezzanine: 367 sq ft (34.18 sqm) Basement:	Rent Reduced: £12,000 p.a. NO VAT PAYABLE	Ground floor accommodation with large basement and mezzanine. The unit forms part of what was previously a bank building. Suitable for retail or office use. Can be amalgamated with 37	BB/6917
Carlisle	37 Castle Street AVAILABLE 100% Business Rates Relief	Sales Area: 1,136 sq ft (105.63 sqm) Mezzanine: 291 sq ft (27.05 sqm) Basement:	Rent Reduced: £12,000 p.a. NO VAT PAYABLE	Open plan ground floor unit with extensive glazed double window frontage. Suitable for a variety of retail and office uses. Amalgamate with 35 Castle Street if available.	BB/6918

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Carlisle	2 Crosby Street	GF Office: 1,165 sqft (108.20 sqm) First Floor Apt 1 456 sqft (42.38 sqm) First Floor Apt 2 267 sqft (24.84 sqm) Second Floor Apt 3 350 sqft (32.52 sqm) Second Floor Apt 4 506 sqft (47 sqm) Total Floor Area: 2,745 sqft (363.14 sqm)	FOR SALE £595,000 FREEHOLD BUSINESS INVESTMENT NO VAT PAYABLE	Luxury Serviced Apartments Business Investment ◆ High average profits ◆ Potential to increase profits further Attractive three storey property. Ground floor office, plus 4 luxury self-catering apartments business operating as The Old Wool House Limited. Unique features and high quality fixtures, fittings.	BB/7445
Carlisle	54 Denton Street 100% Business Rates Relief UNDER OFFER	Net Sales Area: 603 sqft (56.06 sqm) First Floor: 546 sqft (50.77 sqm) WC	Freehold Property & Stock For Sale £107,500 NO VAT PAYABLE	PROPERTY SOLD AS SEEN INCLUSIVE OF HARDWARE STOCK A two storey corner terrace property with glazed window display frontage facing Denton Street and Trafalgar Street with security shutters. The property is sold as seen, inclusive of the stock left in situ.	BB/7481
Carlisle	4 Devonshire Street UNDER OFFER	Net Sales Area: 796 sqft (73.95 sqm) First Floor: 511 sqft (47.45 sqm) Second Floor: N/A basic storage Basement: 289 sqft (26.85 sqm)	Rent: £26,750 p.a. NO VAT PAYABLE	PRIME RETAIL UNIT 100M FROM NEW UNIVERSITY DEVELOPMENT A three storey Grade II listed property providing rectangular shape ground floor retail space with basement. Offices on the first floor and basic second floor storage/ancillary area. Suitable for various commercial uses.	BB/7461
Carlisle	2-4 English Street	Net Sales Area: 1,065 sqft (98.94 sqm) Office: 135 sqft (12.54 sqm) Store: 144 sqft (13.36 sqm) WC	Rent: £27,500 p.a.	PRIME RETAIL UNIT Occupying a prime trading position, adjacent to the recently opened Bardo Lounge, Marks & Spencer, House of Fraser & opposite the main entrance to Primark & The Lanes Shopping Centre. Providing ground floor modern retail space with attractive double frontage. Suitable for a variety of commercial uses, subject to planning.	BB/7404
Carlisle	67 English Street	Ground Floor: 921 sqft (85.57 sqm) First Floor: 800 sqft (74.32 sqm) Basement: 874 sqft (81.23 sqm)	Rent: £22,500 p.a.	REFURBISHED PRIME RETAIL UNIT 100M FROM NEW UNIVERSITY DEVELOPMENT Prime retail/office unit over 3 floors. Double fronted & glazed frontage. DDA accessibility. Rear access. Suitable for a variety of commercial uses (stp)	BB/7384

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Carlisle	Brewed Awakenings Ltd 35/37 Fisher Street	GF Café: 883 sq ft (82 sqm) FF Restaurant: 678 sq ft (63 sqm) Male & Female WCs Staff Room: 238 sq ft (22.1 sqm) SF Office: 215 sq ft (20 sqm) SF Stores: 926 sq ft (86 sqm) NO VAT PAYABLE	Café & Restaurant Business For Sale Due to Retirement Sale Price for The Business REDUCED Offers in the region of £95,000 are invited for the Business Trade name Fixtures & fittings and goodwill Lease: £40,000 p.a.	BREWED AWAKENINGS LTD CAFE & RESTAURANT City Centre Location Attractive three storey corner building located in prominent position in the city centre. Ground floor fitted out as a café, sales counter, food displays, customer seating areas, kitchen and access to basement. First floor is recently refurbished and fitted out as a restaurant with seating capacity for approx. 60 customers with integral bar area. Second floor office and stores. Externally benefits from large outdoor seating area with canopy. Ideal location .	BB/7174
Carlisle	9 Friars Court NO VAT PAYABLE UNDER OFFER	Floor Area: 239 sq ft (22.18 sqm) 100% Business Rates Relief	Rent: Year 1: £3,500 p.a. Year 2: £3,750 p.a. Year 3: £4,000 p.a.	*City Centre Location* Hair Salon/Barber Shop An end terraced, self-contained unit providing hair salon / Barber Shop accommodation finished to a modern specification.	BB/7293
Carlisle	Franco's Restaurant 5-6 Green Market	Floor Areas: GF Restaurant: 603 sqft (56.07 sqm) FF Restaurant: 297 sqft (27.62 sqm) FF Kitchen: 305 sqft (28.34 sqm) Male & Female WC's Basement	Restaurant Business For Sale Due to Retirement Sale Price for The Business REDUCED Offers in the region of £100,000 are invited for the business, trade name, fixtures & fittings & goodwill .	*Long Established Italian Restaurant* *Prominent & Iconic City Centre Building* *Highly Profitable Business* Franco's Ristorante opened its doors from this building in 1993 offering traditional authentic Italian cuisine, serving a variety of options. Selling, due to retirement , the business boasts strong trading accounts and viewing is highly recommended to appreciate the opportunity available. Tenure & Lease To Let by way of an assignment or underletting of the existing lease	BB/7294
Carlisle	8-12 Grinsdale Avenue	Net Sales Area: 1,215 sq ft (112.89 sqm) Available as two separate units: Unit 1: 714 sq ft (66.36 sqm) Unit 2: 499 sq ft (46.45 sqm)	To Let as a whole: £15,000 p.a. Rent: £9,000 p.a. £6,000 p.a.	Residential Neighbourhood Available as Two Separate Units or as a Whole Former long established convenience store located in popular Belle Vue area on the Western side of Carlisle. Open plan ground floor unit Suitable for a variety of uses: <ul style="list-style-type: none"> • Sunbed shop • Beauty Salon • Café/Sandwich Bar • Hot Food Takeaway 	BB/7010
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 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. Externally there is car parking for 30 vehicles. To the other side of the property is an enclosed service yard. The ground floor comprises of reception hall, WCs office & storeroom. Former members lounge with bar . First floor function room with bar, stage & changing room, WCs & the floor is serviced via a goods lift.	BB/7341

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Carlisle	Laser Quest Ground Floor Hillcrest Building Hillcrest Avenue London Road	Ground Floor: 3,543 sqft (329.12 sqm) Separate Male, Female & Disabled WCs External Car Parking: 10 no. spaces	Business For Sale with Leasehold Tenure Business: Sale Price; £125,000 Rent: £20,000 p.a. NO VAT PAYABLE	Established Leisure Business For Sale Laser Quest is a long established business, well known entertainment venue in Carlisle for parties and social gatherings. The owner is looking to sell the trade name, exclusivity with Laser Quest for this area, fixtures, fittings and goodwill. Subject to new lease terms as follows: Term: 10 to 15 years Break: end of years 5 & 10 Rent: £20,000 per annum Rent Review: End of year 5 & 10 Repair: Effective FRI by way of Service Charge Utilities: Tenant responsible for own usage of electric.	BB/7449
Carlisle	330 London Road UNDER OFFER	Useable Floor Area: 1,039 sqft (96.48 sqm) External garage Rear parking area NO VAT PAYABLE	FREEHOLD FOR SALE With vacant possession £200,000 Alternatively Available To Rent for a term of years to be agreed at £20,000 p.a.	SUITABLE FOR VARIOUS USES 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. 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, STP. These areas have their own dedicated access stairwell.	Bb/7420
Carlisle	Upper floors 21 Lowther Street	First Floor Area: 1,166 sq ft Second Floor Area: 1,167 sq ft Total Floor Area: 2,333 sq ft	Rent Reduced: To: £7,500 p.a. 100% Business Rates Relief	CITY CENTRE LOCATION Self-contained upper floors with their own kitchen and wc facilities, therefore could be let on an individual basis. Suitable for retail or office use.	BB/7130
Carlisle	Lower Ground Floor 22 Lowther Street 100% Business Rates Relief	Floor Area: 936 sq ft (87 sqm)	Rent: £17,500 p.a.	HIGH QUALITY SPEC Grade II listed, high quality refurbished lower ground floor accommodation, suitable for retail, office or leisure uses. Self-contained access and a mixture of open plan & private areas throughout. Male & female WC's and kitchen.	BB/7201/LG
Carlisle	22 Lowther Street	Net Internal Area: 4,653 sqft (432 sqm) Lower GF: 936 sqft (87 sqm) Ground Floor: 1,403 sq ft(130 sqm) First Floor: 971 sq ft (90 sqm) Second Floor: 692 sq ft (64 sqm) Third Floor: 651 sq ft (60 sqm)	Rent: Available as a whole: £65,000 Rent: £17,500p.a. GF/FF/SF/TF: Rent: £50,000 p.a. New Lease for a term of years to be agreed.	HIGH SPECIFICATION ON-SITE PARKING 5 CARS Grade II listed building providing high quality office space. Suitable for retail & leisure uses. Over 5 floors the accommodation has been refurbished to an extremely high-quality specification. The lower ground floor can be self-contained, due to the separate access from street level	BB/7201

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Carlisle	70/78 Lowther Street Former Supermarket	Total Ground Floor Area: 5,745 sq ft (533.9 sqm) Total First Floor Area: 1,176 sq ft (109.3 sqm)	Rent: £75,000 p.a. Various Commercial Uses Considered	CITY CENTRE LOCATION Large Car Park Adjacent A former supermarket premises with extended glazed frontages to Lowther St and Chapel Street. Ground floor open plan accommodation with internal cold stores & offices. First floor internal stores and offices.	BB/6797
Carlisle	Unit 1 Byron House Shaddongate UNDER OFFER	Ground Floor: 3,475 sq ft (322.84 sqm)	Rent: £35,000 p.a.	CENTRALLY LOCATED RETAIL SHOWROOM Ground floor, open plan with extensive window frontage. On-site car parking. Highly visible roadside location, close to Sainsburys, Farmfoods, Peter Tyson and Crown Paints. Suitable for a variety of commercial uses including: *sales showroom*trade counter*kids soft play area* *offices*fitness/leisure uses* (subject to planning consent)	BB/7096
Carlisle	3 Market Arcade Scotch Street 100% Business Rates Relief	Ground Floor: 200 sq ft (18.58 sqm) First Floor: 197 sq ft (18.30 sqm)	Rent: £12,750 p.a.	Attractive ground floor sales and first floor storage/office space. Extensive glazed frontage.	BB/7051
Carlisle	5 Market Arcade Scotch Street	Ground Floor: 223sq ft (20.70 sqm)	Rent: £6,750 p.a.	Attractive ground floor sales area. Extensive glazed frontage. 100% Business Rates Relief	BB/7050
Carlisle	6 Market Arcade Scotch Street	Ground Floor: 373 sq ft (34.65 m ²)	Rent: £12,000 pa	Attractive retail unit triple glazed frontage providing open plan sales area. 100% Business Rates Relief	BB/5742
Carlisle	17/18 St Cuthbert's Lane	Net Sales Area: 968 sq ft (90 sqm)	Rent £1,250 per month	**Recently Refurbished** Attractive ground floor unit, suitable for a variety of commercial uses, subject to planning. Open plan sales with WC and kitchen.	BB/7307
Carlisle	St Nicholas Street Unit 1: Unit 2A: Unit 2B:	Floor Areas: Unit 1: 3,767 sq ft (350 m ²) Unit 2A: 3,229 sq ft (300 m ²) Unit 2B: 5,382 sq ft (500 sqm) The building will be subject to re-assessment following the sub-division works	Rent: £25,000 p.a. £40,000 p.a. £25,000 p.a. NO VAT PAYABLE ON RENT	High Visible Trading Position Dedicated Car Parking Suitable for a Variety of Uses St Nicholas Street lies off London Road, one of the busiest arterial routes through Carlisle. Unit 1: Can provide: Rectangular, open plan shaped showroom with extensive window frontage. Staff kitchen & WC'. Unit 2A:Can provide: Corner unit providing rectangular showroom space with extensive window frontage. DDA access, kitchen & WC's. Unit 2B: Can provide: Warehouse/showroom space to the rear of the property. Roller shutter door to warehouse plus showroom. A new access frontage will be installed.The three units can be combined, subject to availability.	BB/6130

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Carlisle	Victoria House Victoria Viaduct (Former TESCO)	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
Carlisle	1 Brunswick Street AVAILABLE	Net Internal Area: 13,990 sq ft (1,300 sqm) Basement: 935 sqft Ground Floor: 4,672 sqft First Floor: 4,137 sqft Second Floor: 2,098 sqft	NO VAT PAYABLE Offers in the region of £225,000 are invited for the freehold with vacant possession	Freehold For Sale Traditional three-storey terrace building. A former doctors surgery, could be sub-divided. Potential for redevelopment into residential use, subject to planning. Rear lane and yard area can be accessed from Brunswick Street.	BB/7224
Carlisle	Genevieve 29 Warwick Road NO VAT PAYABLE	Ground Floor: Shop & Fitting Rooms: 530 sqft (49.23 sqm) First Floor: Shop: 131 sqft (12.17 sqm) Second Floor: Storage/Attic: 88 sqft (8.17 sqm) 100% Business Rates Relief Selling due to retirement	Business For Sale £150,000 Invited for * Stock *Fixtures *Fittings *Trade name *Goodwill With Leasehold Tenure Passing Rent: £8,100 New lease direct from the landlord	Rare Leasehold Business Opportunity Long established business, Genevieve specialises in exclusive brand names of special occasionsl wear for mother of the bride, groom and wedding guests, as well as a selection of casual wear brands. Full accounts can be made available to genuinely interested parties following viewing. Stock levels are high, following the new collections arriving for Spring/Summer 24.	BB/7462
Carlisle Carleton	NARA Spa & Kitchen Scalesceugh Hall Carleton		Rent: On application As part of the tenancy terms, a marketing plan, WordPress website, established mailing list pack and support from the owner is available if required or needed.	Rare Business Opportunity To Operate Wellness Centre & Bistro An opportunity to run and operate a high end wellness and café building, nestled within the grounds of Scalesceugh Hall. * 'A' rated building with latest energy efficient technologies & equipment *Potential to customise interiors & fit-out *Dedicated Car park *Strong potential cross-selling opportunities *State of the art facilities & fully equipped Beauty areas and Bistro.	BB/7491
Westlinton Carlisle	Alstonby Grange	Floor Area: 822 sqft (76.34 sqm)	Rent: £1,250 per month	Modern Accommodation DDA Access Situated in a rural area, just outside Westlinton. Easy access to the M6/M74 motorway. The converted barn provides open plan rectangular shaped space, with good levels of natural light via side windows and velux roof lights. Shared kitchen and WC facilities. Large parking area provided. Suitable for a variety of commercial uses including: Offices*salon*studio*online retailing and storage.	BB/7477

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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	Freehold Property The ground floor provides area suitable for a variety of commercial uses 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
Cockermouth	Tarantella Italian Restaurant 22 Main Street 100% Business Rates Relief	Ground floor restaurant 2 no commercial kitchen Male, female and disabled WC's Small yard to rear of property with a single car parking space and garage store. NO VAT PAYABLE Selling due to retirement	Business For Sale Offers in the region of £110,000 Are invited for the business, fixtures, fittings & goodwill Unit Rent: £14,750 p.a. New 10 year Lease	*ESTABLISHED SINCE 2007* *POSITIVE TURNOVER & PROFITS* *ESTABLISHED STAFF* *TOWN CENTRE LOCATION* PROPERTY: Attractive ground floor property. DDA access. Floor to ceiling arched windows providing good natural light and window seating. BUSINESS: Fully fitted out and operating as Tarantella Italian Restaurant.	BB/6474
Cockermouth	4-5 Headford Court 72 Main Street	Ground Floor: 1,324 sqft (123.05 sqm) WC's External courtyard seating area	Rent: On application NO VAT PAYABLE	Former Café/Restaurant Outdoor Seating Area Ground floor self-contained property accessed immediately off Main Street. A former café/restaurant made up of a main restaurant area, kitchen, extension to the side of the property & modern male, female and disabled WCs. External cobbled courtyard providing outdoor seating area which is fully enclosed. Suitable for the former use and also office use, salon and generic retail.	BB/7508
Cockermouth	39 Station Street 100% Business Rates Relief	Ground Floor: 388 sqft (36 sqm) First Floor: 775 sqft (72 sqm) Second Floor: 775 sqft (72 sqm) Basement: 388 sqft (36 sqm) NO VAT PAYABLE	Freehold For Sale with Vacant Possession: £210,000 Or To rent on a new lease for a term of years to be agreed; £17,500 p.a.	Prime Unit Redevelopment Opportunity Three storey, mid-terrace property. The tenant is vacating in June 2024. The ground floor provides office/sales area. An integral staircase leads down to a basement area, suitable for storage and access to the first and second floor offices.	BB/7519
Dumfries	170/172 High Street 100% Business Rates Relief	GF: 465 sqft (43.23 sqm) FF: 415 sqft (38.60 sqm) SF: 431 sqft (40 sqm) NO VAT PAYABLE	Freehold For Sale With Vacant Possession Offers in the region of £100,000 Are invited Or To Rent £10,000p.a.	Prime Retail Unit Three storey mid-terraced unit in a prime location in Dumfries town centre. The accommodation provides open plan, rectangular shaped space with the upper floors providing office & storage. WC's on first & second floors. A separate access in situ could allow for the upper floors to become self-contained.	BB/7330
Durham	5/6A North Road AVAILABLE	Net Sales Area: 1,506 sq ft (139.91 sqm) Sales ITZA: 996 sq ft (92.53 sqm) First Floor: 624 sq ft (57.97 sqm) Second Floor: 205 sq ft	Rent: £37,500 p.a.	**Good Trading Position** *Various Uses Considered* Mid terrace 3 storey building providing ground floor sales area and upper floor staff facilities and storage. Extensive glazed frontage and sliding electronic doors. DDA compliant.	BB/6978

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Egremont	3-5 Greenmoor Road	1,299 sq ft (120.71 sqm)	Rent: £150 per week	Community Based Uses Double fronted lock up unit, suitable for office, retail use.	MB/6701
Egremont	25 Main Street	Ground Floor: 1,379 sqft (128.07 sqm) First Floor: 706 sqft (65.66 sqm) Second Floor: 288 sqft (26.78 sqm) 100% Business Rates Relief	FOR SALE FREEHOLD PROPERTY & BUSINESS £225,000 WITH VACANT POSSESSION RESTAURANT & AIRBNB NO VAT PAYABLE	Property & Restaurant Business For Sale Mid terraced restaurant and Airbnb property, suitable for re opening or conversion to alternative commercial and residential uses throughout. Fully renovated ground floor, providing open plan restaurant with integral bar. Providing approximately 50 covers. To the rear, walk-in freezer room plus large open plan commercial kitchen with full extraction system, cooking and washing appliances are fitted. WCs from the corridor. Upper floors provide 3 no. self contained Airbnb units. Could be converted to other forms of residential, subject to planning. Externally, extensive rear space for garden, bicycle storage, car park and other uses.	BB.7470
Egremont	50, 51 & 52 Main Street UNDER OFFER	Ground Floor Sales: 1,785 sqft (165.87 sqm) Stores: 507 sqft (47.14 sqm) WC	Rent: £17,750 p.a.	Town Centre Unit Suitable for a Variety of Uses Quadraple fronted, ground floor retail unit, suitable for a variety of uses. Open plan space with kitchen and WCs to the rear of the unit. Previously used as a convenience store. Disc zone parking to the front of the property.	BB/7417
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
Egremont	Horse & Groom Court Market Place UNDER OFFER	Ground Floor: 553 sqft (51.38 sqm) First Floor: 523 sqft (48.59 sqm)	FREEHOLD FOR SALE £90,000 With vacant possession NO VAT PAYABLE	Suitable for Various Uses Two storey, former bunk house building, currently comprising of 1 room and kitchen on the ground floor and three rooms on the first floor. Suitable to convert to residential use,, subject to planning or commercial use, such as salon or offices. New boiler installed recently.	BB/7446
Kendal	27 Allhallows Lane	Zone A Sales :485 sqft Zone B Sales: 364 sqft First Floor: 900 sqft	For Sale (may let) Price on Application	Mid terrace retail unit close to Kendal town centre. Suitable for a variety uses.	RP/6208

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Keswick	The Bridge High Hill	Useable Floor Area: 1,968 sq ft (182.84 sqm) * No VAT Payable *	Café/ Restaurant Rent from: £40,000 p.a. As an introductory rent Rent of the whole building, including luxury apartment: POA Alternative uses would be let at a lower rental rate, subject to covenant strength, use & handover condition required	Café/Restaurant (All Fixtures & Fittings included) Alternative uses considered: <ul style="list-style-type: none"> Salon Premises Convenience Store, Farm Shop, or Deli Bike Hire or other outdoor adventure sports office showroom Estate Agents or Holiday Accommodation Office SClose to Keswick Town Centre Next Door to Premier Inn Letting of the Luxury Apartment Above Considered Ground floor self-contained unit fitted out to a good standard throughout. Car parking for approx.14 vehicles and outdoor seating patio area.	BB/7227
Maryport	49 Senhouse Street 100% Business Rates Relief UNDER OFFER	GF: 508 sqft (47.19sqm) FF: 436 sqft (40.49 sqm) Attic: 127 sqft (11.78 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION Offers in the region of £80,000	Two storey mid-terraced property. Ground floor retail space with kitchen, wc and staff/ancillary space to the rear. Upper floors were previously 1 bed flat and attic. In need of refurbishment.	BB/7102
Penrith	5 Cornmarket UNDER OFFER	Mixed use Fully let income producing investment * No VAT Payable On Sale Price * Long Term Tenants	Freehold Property For Sale Sale Priced Reduced to Offers in the Region of £139,000 Combined rental income for the property currently sits at £12,300 p.a.	FREEHOLD PROPERTY INVESTMENT FOR SALE FULLY TENANTED 3-Storey mid terraced property. Desirable, busy, town centre location. The ground floor is Let to Unique Hair on a 9 year lease expiring July 2026 at a passing rent of £7,200 p.a. exclusive First floor residential 3 bed flat is Let on a 6 month assured shorthold tenancy at a rent of £5,100 p.a. exclusive.	BB/5963
Penrith	4 Devonshire Street UNDER OFFER	GF Net Sales Area: 786 sq ft(73.02 sqm) (46.91 sqm) FF: 550 sqft (51.09 sqm) SF: 590 sqft (54.81 sqm)	SALE PRICE REDUCED Freehold Property For Sale Offers in region of: £165,000	PRIME RETAIL PROPERTY DEVELOPMENT Terraced property, arranged over 3 floors, formerly occupied by Greggs Plc. Vacant possession.	BB/6776
Penrith	41 King Street	GF Restaurant & Bar Area: 990 sqft (92sqm) Kitchen, Prep & Storage: 410 sqft(38 sqm) Entrance Area & WCs: 200 sqft (18.3 sqm) First Floor Offices: 850 sqft (79 sqm) Second Floor Offices: 900 sqft (83.5 sqm) Second Floor Storage: 150 sqft (14 sqm) Residential Flats: Flats 1-4: 2 bedroom flats Flats 5 & 6: 2 bedroom flats	FREEHOLD INVESTMENT FOR SALE £775,000 MIXED COMMERCIAL & RESIDENTIAL Average rental income around £70,000 p.a.	TOWN CENTRE LOCATION A Grade II listing building over three floors. The ground floor is fitted out and trades as a good quality restaurant. The first and second floors at the front of the building are currently fitted out as office suites with their own dedicated access off King Street. The rear section of the building has been converted to provide a mixture of 4 no. 1 bed flats and 2 no. 2 bed flats which are privately rented on Assured Shorthold Tenancy agreements.	BB/7060

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Penrith	37 Middlegate	GF Net Sales Area: 335 sqft (31.12 sqm) Kitchen: 358 sqft (33.24 sqm) FF Seating Area: 464 sqft (43.11 sqm) NO VAT PAYABLE	FOR SALE PRICE REDUCED Offers in the region of £195,950 Lease expiry November 2034 No lease breaks	FREEHOLD INVESTMENT An exciting opportunity to acquire a prominent town centre building, let on a long lease. The building benefits from A5 Hot Food Takeaway planning consent and is operating as a takeaway business.	BB/7333
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	NEWTON RIGG ESTATE A range of buildings, suitable for a variety of uses, subject to planning. • Office*Retail*Leisure	RP/6859
Penrith	Unit B1 4 Brewery Lane Penrith New Squares UNDER OFFER	1,323 sq ft (122.91 m ²)	Rent: Upon Application	Semi-detached ground floor retail unit. Shell finish, ready to be fitted out.	BB/4572
Penrith	Unit B2 2 Brewery Lane Penrith New Squares UNDER OFFER	GF:3,914 sq ft (363.61 m ²) FF area: 1,066 sq ft	Rent: Upon Application	Large retail unit. Shell finish Fitted out as office/ancillary lift access.	BB/4572
Penrith	Unit F1 4 Bowling Green Lane Penrith New Squares UNDER OFFER	275 sq ft (25.55 m ²) 100% Business Rates Relief	Rent: £5,000 p.a.	FULLY FITTED OUT UNIT Self contained retail unit with attractive display frontage	BB/4572
Penrith	Unit F2 Bowling Green Lane Penrith New Squares UNDER OFFER	GF: 1,094 sq ft (101.63 sqm) FF: 1,094 sq ft (101.63 sqm)	Rent: £15,000 p.a.	FULLY FITTED OUT UNIT Two storey retail unit with attractive double frontage.	BB/7209
Penrith	Unit H1 3 Bowling Green Lane Penrith New Squares AVAILABLE	GF: 1,909 sq ft FF: 1,939 sq ft	Rent: £15,000 p.a.	TWO STOREY UNIT Unit is constructed to a shell condition. Attractive display double frontage.	BB/4572
Penrith	Unit I Penrith New Squares AVAILABLE	Net Sales Area: 1,824 sq ft (169.46 sqm)	Rent: £17,500 p.a.	FULLY FITTED OUT UNIT ATTRACTIVE RETURN FRONTAGE Former delicatessen and café. Suitable for same use, retail, office or small showroom.	BB/4572
Penrith	Unit J1 1 Brewery Lane Penrith New Squares AVAILABLE	1,340 sq ft	Rent: £12,000 p.a.	CENTRALLY LOCATED Unit is constructed to a shell condition. Attractive return frontage.	BB/4572
Penrith	Unit J4 7 Brewery Lane Penrith New Squares AVAILABLE	1,129 sq ft	Rent: £11,250 p.a.	ATTRACTIVE DISPLAY FRONTAGE Unit is constructed to a shell condition.	BB/4572
Penrith	Unit K1 9 Brewery Lane Penrith New Squares AVAILABLE	1,492 sq ft	Rent: £12,750 p.a.	ATTRACTIVE DISPLAY FRONTAGE Unit is constructed to a shell condition.	BB/4572
Penrith	Unit L1 13 Brewery Lane Penrith New Squares UNDER OFFER	2,042 sq ft	Rent: £15,000 p.a.	ATTRACTIVE DISPLAY FRONTAGE-NEXT TO FULLY FITTED OUT UNIT	BB/4572
Penrith	Two Lions Hotel Great Dockray Penrith New Squares		To Let/ May Sell	Former Hotel/Pub has been refurbished to a shell finish ready to be fitted out.	BB/4572

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Stranraer Dumfries & Galloway	Culhorn Rural Centre Commerce Road UNDER OFFER	107—11,830 sq ft (10—1,099 m ²)	Rent: On application	PROPOSED BUSINESS DEVELOPMENT The proposed development will provide a shared site between a newly developed Veterinary Practice and the proposed Culhorn Rural Centre. This brand new business accommodation will provide multi occupancy accommodation and will be suitable for a variety of users.	BB/6408
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)	FOR SALE Offers in the region of £350,000 Invited for with vacant possession	TWO STOREY PROPERTY ON LARGE DEVELOPMENT SITE Detached two storey large property, currently operating as a social club, 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.	BB/7490
Whitehaven	9 King Street 100% Business Rates Relief *NO VAT PAYABLE*	GF Sales Area: 647 sqft (60.13 sqm) FF:670 sqft (62.27 sqm) SF: 429 sq ft (39.86 sqm)	FOR SALE OR TO LET £60,000 are invited for the freehold interest with vacant possession RENT: £6,750 p.a. On a new lease for a term of years to be agreed.	PRIME RETAIL UNIT Mid terraced retail unit arranged over 3 floors. The ground floor is fitted out to modern specification. First floor comprises of two rooms plus kitchen and WC. Second floor provides two large rooms, suitable for storage.	BB/7510
Whitehaven	49 King Street	Net Sales Area: 665 sqft (61.78 sqm) Sales ITZA; 562 sqft (52.21 sqm)	Rent: £7,200 p.a. Plus VAT	**PRIME RETAIL UNIT** Mid terraced retail unit providing open plan ground floor accommodation with WC to the rear. Extensive glazed frontage incorporating DDA access. Freshly plastered walls.	BB/7332
Whitehaven	53 King Street	Net Sales Area: 742 sq ft 68.93 sq m) First Floor Office: 243 sq ft (22.60 sq m) Second Floor Stores: 499 sq ft (46.39 sq m)	* Investment For Sale * Offers in the region of £125,000 are invited for the freehold	FREEHOLD PROPERTY INVESTMENT A three storey, mid terrace unit. Let for a term of 10 years from June 2018 to Ramsden's Financial Ltd at a passing rent of £12,000 p.a. rising to £15,000 p.a. from year 4. Upward only rent review at the end of year 5.	BB/6064
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** 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	60 Lowther Street 100% Business Rates Relief UNDER OFFER	Net Sales Area: 594 sqft (55.25 sqm) Stores: 95 sqft (8.83sqm) WC	Rent Reduced £10,750 p.a. * NO VAT PAYABLE ON RENT	Prominent Location Ground floor unit, providing open plan sales area with storage and WCs. Large glazed frontage. Suitable for a variety of commercial uses: sandwich shop*hair & beauty*deli*office*	BB/7327

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Whitehaven	8 Roper Street 100% Business Rates Relief	GF Sales: 493 sq ft (45.8 m ²) UNDER OFFER	Rent: £10,000 p.a.	Convenient Location Open plan sales area. Rear storage area, kitchen & wc.	MB/5517
Wigton	13 High Street * 100% Business Rates Relief *	Floor Areas: Ground Floor: 468 sq ft (43.55 sqm) First Floor: 173 sq ft (16.08 sqm) Second Floor: 289 sq ft (26.93 sqm) Total Area: 930 sq ft (86.56 sqm)	Freehold with Vacant Possession For Sale NO VAT PAYABLE Offers in the region of £80,000 are invited	Town Centre Retail Unit Conversion Potential (stp) 3 storey mid terrace property most recently used as an education centre. Fitted out for work/office use. Front and rear access. Parking for 4 vehicles to the rear of the property.	BB/7146
Wigton	93 High Street * 100% Business Rates Relief *	Floor Areas: Ground Floor: 1,018 sqft (94.58 sqm) First Floor: 990 sqft (91.97 sqm)	Rent: £17,750 p.a.	Town Centre Location Suitable for Various Uses Dedicated Car Parking Two storey property, providing refurbished office accommodation to the first floor, finished to a high standard and Kitchen, WCs & storage is provide on the ground floor which has most recently used as a commercial laundry. Suitable for a variety of uses: *offices*salon space*storage*nursery* *funeral directors*	BB/7514
Wigton	Old Tan Yard Laurel Terrace	Floor Areas: Ground Floor: 1,184 sq ft (110 sqm) First Floor: 1,331 sq ft (123.65 sqm) Total Floor Area: 2,515 sq ft (233.65 sqm)	Rent (May Sell) £13,500 p.a. NO VAT PAYABLE	**Preliminary Details** On-site Parking 10-12 Cars Two storey building shortly to be refurbished to a high standard. Providing office accommodation, with kitchen and storage on the ground floor. Suitable for a variety of uses such as:*Dentist* vets* Office	BB/7204
Workington	Cumbria Aquapets 24-26 Fisher Street * 100% Business Rates Relief *	Net sales Area 1,170 sq ft (108.70 sq m) Garage 160 sq ft (14.87 sq m) Store 75 sq ft (6.94 sqm) Basement 268 sq ft FF: 1,186 sq ft SF:478 sq ft	For Sale Freehold Business Offers in the region of £215,000 Property, business, fixture, fittings & good will:	Freehold Property & Business For Sale Three storey end of terrace property with 4 bed flat on upper floors. Garage to rear. Established business currently specialises in the sale of tropical fish and cold water pond fish, as well as retailing in a variety of aquarium supplies and products.	BB/5971
Workington	2-4 Wilson Street	Ground Floor: Commercial Unit: 706 sqft (65.63 sqm) First Floor: Former Salon: 751 sqft (69.76 sqm) Second & Third Floor: Residential 2 Bed Flat: 1,078 sqft (100.15 sqm)	Freehold For Sale £197,500 NO VAT PAYABLE	Part Let Investment Prominent Building Three storey building providing: <ul style="list-style-type: none"> vacant ground floor commercial unit vacant first floor commercial studio occupied second & third floor residential 2 bed flat. The vacant ground floor accommodation, formerly owner occupied, is suitable for a range of commercial uses. The vacant first floor commercial studio could be combined with the ground floor.	BB/7453