

INVESTMENT FOR SALE

AMANTE BAR & PREMISES

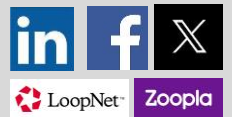
9 LOWTHER STREET, CARLISLE, CA3 8ES

Carigiet
Cowen



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INVESTMENT HIGHLIGHTS

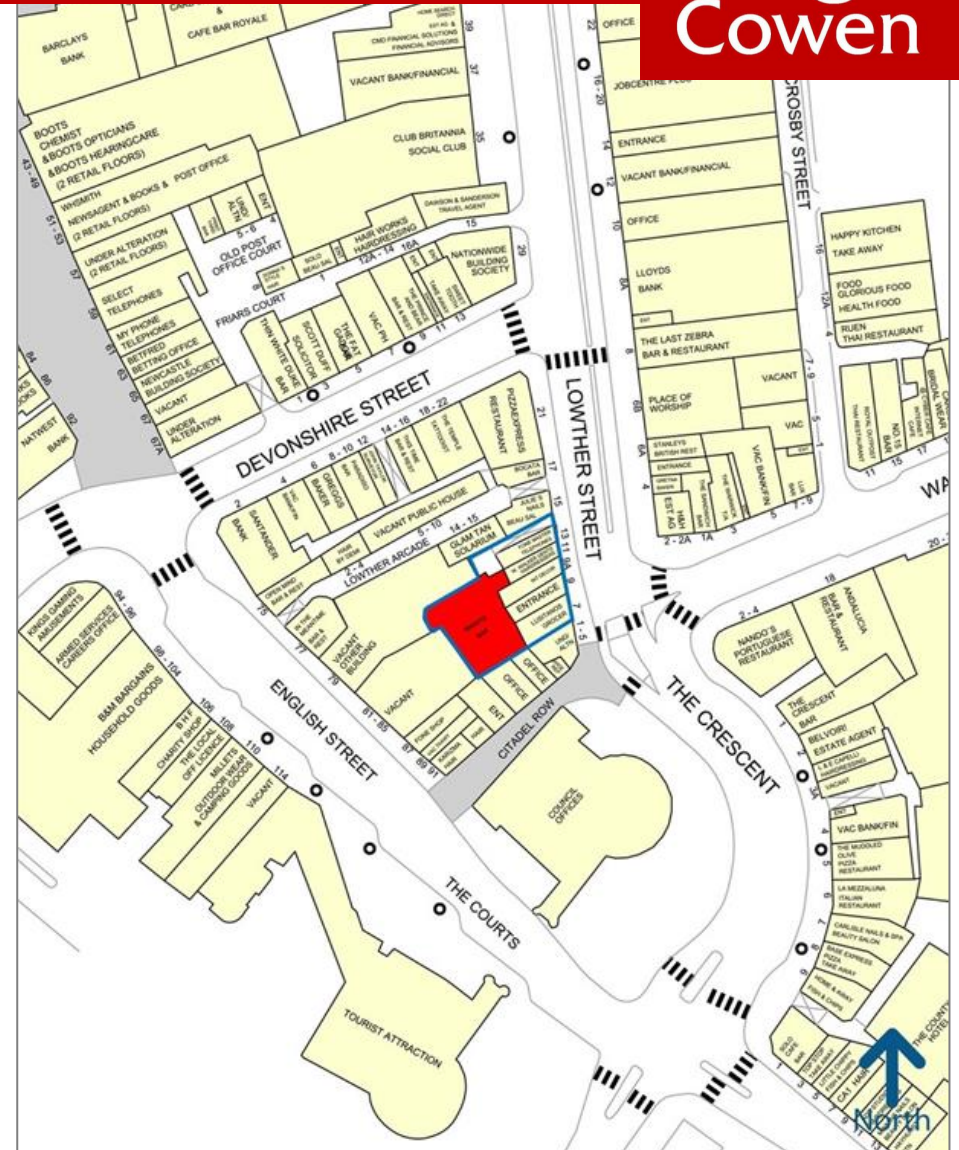
- City centre freehold investment
- Passing rent: £45,000 per annum
- Redevelopment opportunity for upper floors

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 city benefits from good transport links by way of Carlisle railway station located adjacent to the property, and the M6/M74 corridor offering convenient access at J42.

The property is located on Lowther Street, close to the intersection with Devonshire Street, in a popular mixed retail and evening leisure area. Nearby occupiers include Bocata Bar, The Last Zebra, Hando's, Coco Mill as well as Lloyds Bank, Nationwide Building Society, CMD Financial Solutions and Homeseach Direct.

The new University of Cumbria campus and Borderlands redevelopment of the Citadel Buildings and Carlisle Train Station are in the pipeline and due to commence shortly. This building lies within close proximity to these developments.



DESCRIPTION

A traditional three-storey mid-terraced property of masonry construction, under a pitched slate roof which has been recently re-covered. Amante Bar sits within the ground floor and part of the first floor of the subject property and benefits from its own dedicated access and external seating area.

The remaining parts of the first and second floor areas are currently derelict but would be suitable for redevelopment to at least 8 no. flats or alternative uses, subject to planning. These areas benefit from their own dedicated access stairwells.

Please note, the parade of shops below the first floor fronting Lowther Street is not within the ownership or demise.

The Amante bar is shown shaded red on the goad plan overleaf. The total outline, including the upper floors, is shown outlined blue.

TENANCY SCHEDULE

The following occupational lease terms are in situ:-

Tenant - Amante Holdings Carlisle Limited

Term - 10 years with effect from 1st December 2023

Break - Tenant only at the end of year 5

Rent - £45,000 per annum exclusive

In addition, the rent is to be reviewed on an upward-only basis at the end of the 5th year of the lease. The current tenants are standing as personal guarantors against the lease, and the lease is excluded from sections 24-28 of the Landlord and Tenant Act 1954.



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SERVICES

We understand mains gas, water, electricity and drainage are connected to the property. At present, no services are connected or are in situ to the upper floor derelict parts.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Public House and Premises with a 2023 List Rateable Value of £43,000. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC; one is being commissioned and will be made available shortly.

SALE PRICE

Offers in the region of **£695,000** for the freehold investment are invited.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

We understand that VAT is payable on the sale price of the building.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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Amended: July 2025

7420/BB

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