

7174/BB

CARLISLE

BREWED AWAKENINGS LIMITED
35-37 FISHER STREET

*** EXCITING BUSINESS OPPORTUNITY ***

*** NO VAT ***

*** PROMINENT CITY CENTRE BUILDING ***

FOR SALE £95,000

(LEASE AND BUSINESS)



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population circa 85,000 and a 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 occupies an extremely prominent corner position of Fisher Street with St Albans Row adjacent to the Old Town Hall, Guildhall Museum and lies in close proximity to Scotch Street, English Street, Primark, Costa, Espresso Hub, Franco's, Pioneer and Cranston's. This is an extremely prime position within Carlisle.

For identification purposes only, the property is shown coloured red on the attached goad trade plan overleaf.

DESCRIPTION

A three-storey corner building providing highly attractive glazed frontages with DDA level access at ground floor level from Fisher Street and St Albans Row.

The ground floor is well fitted out as a café with integral sales counter, food displays, generous customer seating areas, kitchen and access to the basement.

The first floor is recently refurbished to a high standard and is fitted out as a restaurant with seating capacity for approximately 60 customers with integral bar area.

Separate male & female toilets and a staff office are provided on the first floor, with additional storage accommodation to the second floor.

Externally the unit benefits from a large outdoor seating area with canopy cover, which is arguably the best external seating area available in Carlisle city centre.

ACCOMMODATION

Ground Floor Café	82.0 sq m	(883 sq ft)
First Floor Restaurant	63.0 sq m	(678 sq ft)
Male and Female WCs		
Staff Room	22.1 sq m	(238 sq ft)
Second Floor Office	20.0 sq m	(215 sq ft)
Second Floor Stores	86.0 sq m	(926 sq ft)



SERVICES

We understand mains electricity, water, gas and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators on the upper floors.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

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:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Café and Premises with a 2023 List Rateable Value of £35,750. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

SALE PRICE - BUSINESS

Offers in the region of **£95,000** are invited for the business, trade name, fixtures & fittings and goodwill.

TENURE & LEASE

The business, Brewed Awakenings Limited is available on a sale basis due to the owners looking to retire. The current owners founded the business in 2016 and have a leasehold interest in the whole building, directly from the landlord, expiring September 2026 at a passing rent of £40,000 per annum exclusive.

An assignment of this existing lease is available, as would be a new lease directly from the landlord, subject to terms being agreed.

The business offers a significant amount of potential to build on the healthy turnover and profits it is generating currently. This may be achieved by increasing on the current opening hours and utilising the first floor restaurant area for evening trade, functions and events.

The owners have invested significantly in the premises and this is shown through the exceptional fit out within the building and external maintenance and appearance. Viewing is highly recommend.

COSTS

Each party will be responsible for their own legal costs incurred with a purchase of the business and new leasehold acquisition.

VAT

We understand VAT is not payable on the sale price or the rent.

VIEWINGS & FURTHER INFORMATION

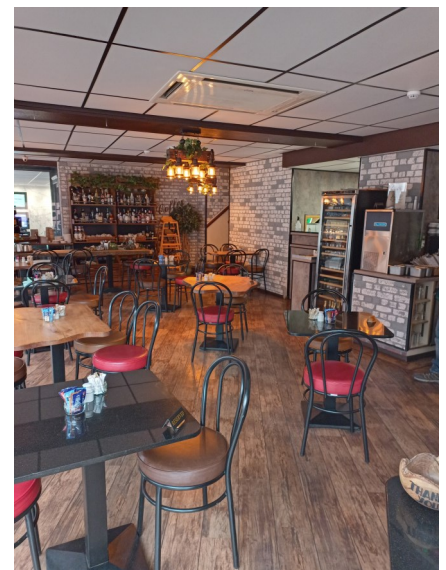
Further information, including accounts and trade figures, can be made available to genuinely interested parties after viewing. Accompanied viewings are strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

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Details Amended
Jan 2024



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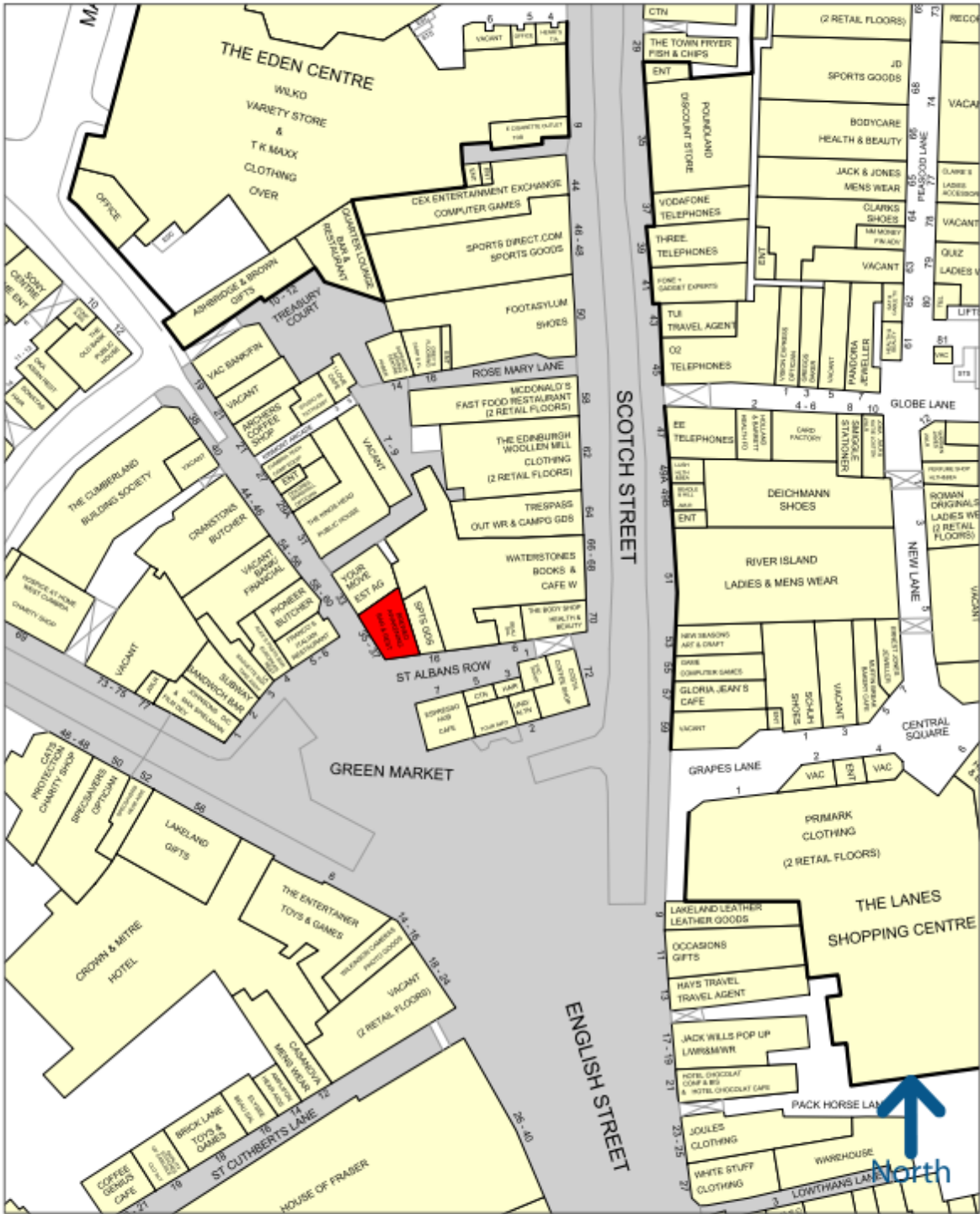
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Carigiet Cowen



Carlisle



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Created By: Carigiet Cowen



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