

LUXURY SERVICED APARTMENTS AND
FREEHOLD BUILDING

2 CROSBY STREET

CARLISLE CA1 1DQ

FOR SALE

FREEHOLD BUSINESS INVESTMENT

**Carigiet
Cowen**

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LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 90,000 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 property is located in the heart of the city on Crosby Street, immediately behind Lowther Street and close to the intersection with Devonshire Street, in a popular mixed retail and evening leisure area. Nearby occupiers include Pizza Express, Nando's, The Halston, Royal Outpost, Lloyds Bank, Nationwide Building Society and convenient access to the pedestrianized shopping streets of English Street and Scotch Street.



The new University of Cumbria campus, Borderland redevelopment of the Citadel Buildings and Carlisle Train Station is in the pipeline and due to commence shortly. Crosby Street lies within close proximity to these developments. Carlisle train station is approximately 5 minutes walk away.

The location of the building is shown on the Goad Trade Plan overleaf.

DESCRIPTION

An attractive 3 storey building under a pitched roof providing a self-contained ground floor office space, plus luxury self-catering apartment business operating as The Old Wool House Limited providing four self contained units.

The building was converted and fully refurbished in 2018 by the renowned Carlisle builder, McKnight & Son. We understand the building reaches all necessary building regulations, boasts superb insulation, new electrics throughout, new double glazing and is fully sound proofed.

Each apartment is fitted out as follows:-

- Comfortable and spacious living area
- Bespoke built kitchen areas
- Double bedroom with king/super king size beds
- Individually designed fitted furniture
- An extremely spacious tiled bathroom with large walk-in shower



As well as many unique features, no expense has been spared on the finish with high end fixtures, fittings and furniture throughout.

The ground floor office space consists of kitchen, toilet, private office and ample storage. The sitting tenant is a long-established tenant with a long term let. The tenant has fitted out the accommodation to a high standard to compliment their business.



50 metres

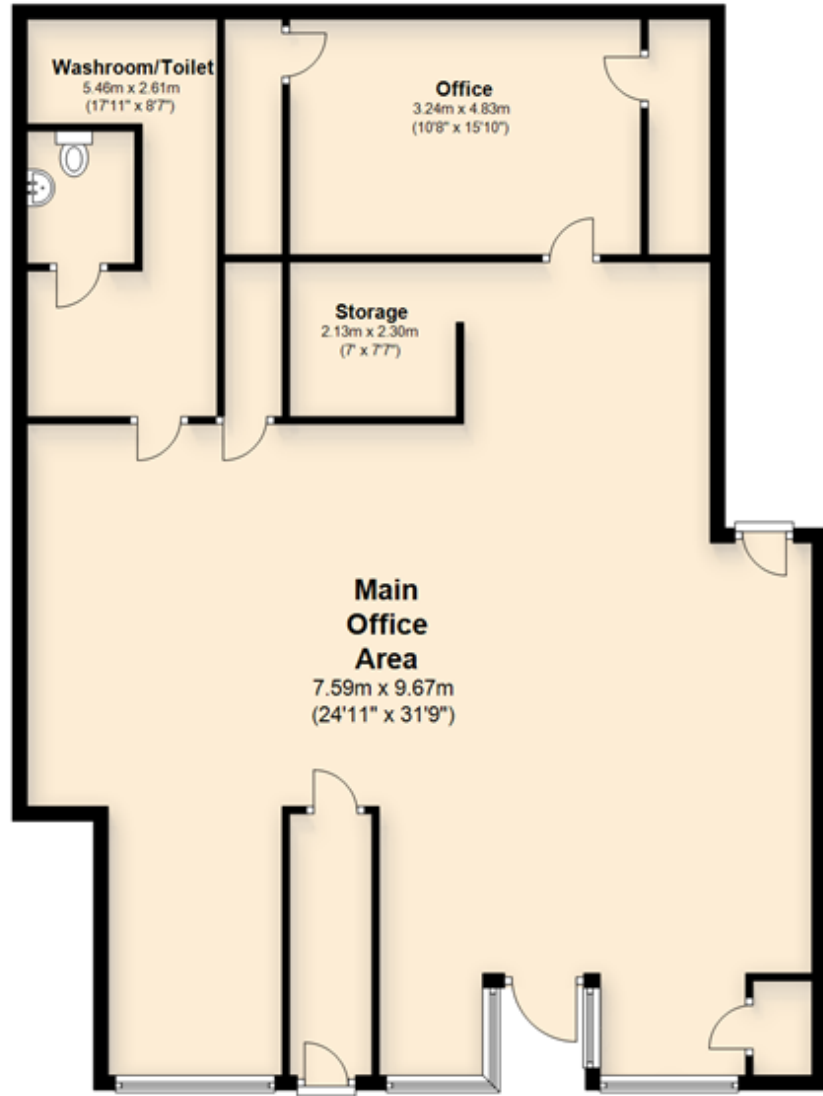
Experian Goad Plan Created: 20/12/2023
Created By: Carigiet Cowen



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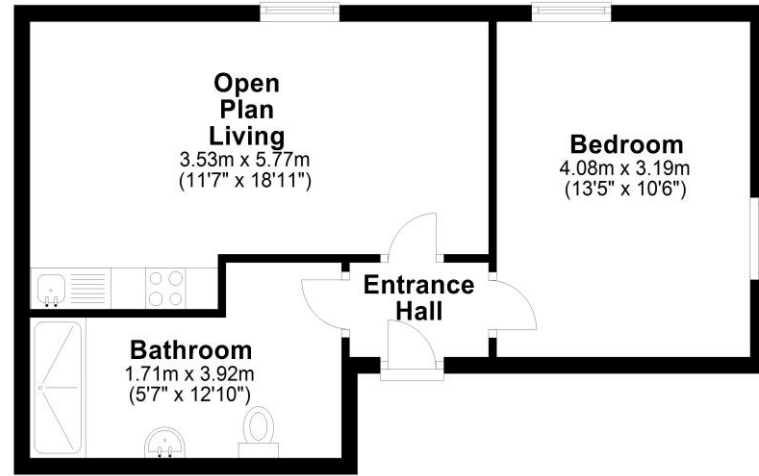
For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Ground Floor

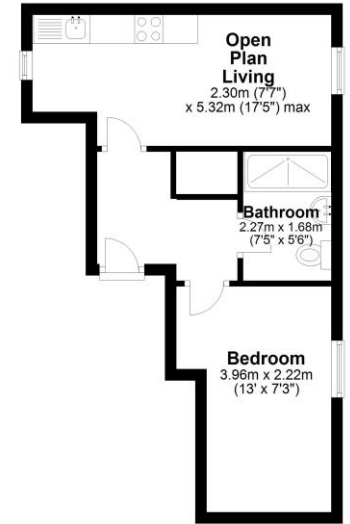


APARTMENT 1

First Floor

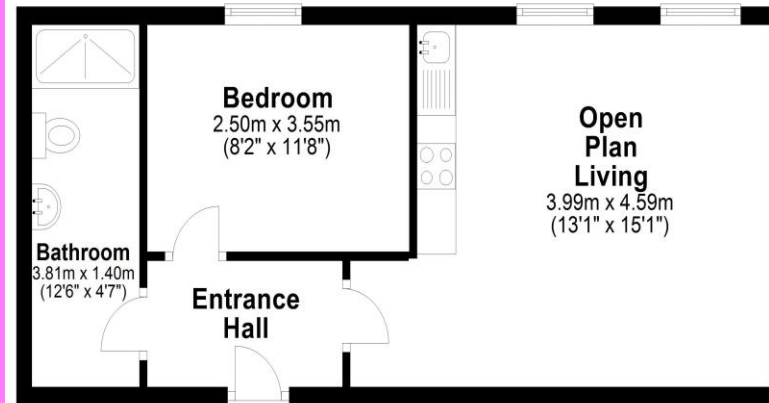


APARTMENT 2 First Floor

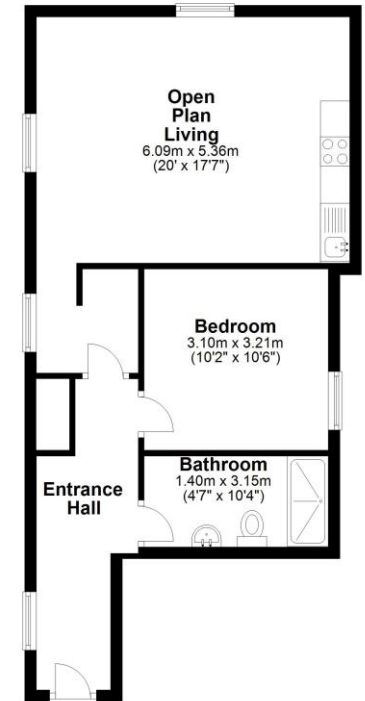


APARTMENT 3

Second Floor



APARTMENT 4 Second Floor



SERVICES

We understand mains water and electricity are connected to the property. Heating is by way of wall mounted thermostatic electric heaters.

RATEABLE VALUE

The Valuation Office Agency website has the following listings:-

Ground Floor, 2 Crosby Street
Offices and Premises: RV £6,800

1st and 2nd Floor, 2 Crosby Street
Self-Catering Holiday Unit and Premises: RV £3,350

The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p. Therefore, there are currently no business rates payable.

ENERGY PERFORMANCE CERTIFICATES

The premises have the following EPC assessment ratings:-

2 Crosby Street: C-58
Apartment 1, 2 Crosby Street: D-67
Apartment 2, 2 Crosby Street: D-68
Apartment 3, 2 Crosby Street: D-68
Apartment 4, 2 Crosby Street: D-61





THE BUSINESS

The Old Wool House Apartments business is rated exceptional on Booking.com and holds 'Super Host' status on Airbnb with the four luxury fully furnished one- bedroom apartments. Demand is constantly strong and the business benefits from advanced bookings in place for 2024.

The business offers potential for excellent profits but still offers a flexible lifestyle for the current owner who maintains the business and building for approximately 1-2 hours per day. At present, the business operates for 8 months a year due to family commitments. The potential for a further 4 months of trade could increase the current £67,000 per year average profits to even higher levels. There is obviously a huge growth potential for a buyer who wishes to trade for 12 months of the year.

The business benefits from a high rebook rate from repeat guests and has a solid proportion of longer lets over 3 days as well as a strong booking rate from the weekend tourist market and business guests. Neighbouring the Crown Courts, one benefit is that many solicitors and barristers book accommodation regularly.

SALE PRICE

The property is available to purchase on a freehold basis at a sale price of **£595,000** for the investment including the business.

COSTS

Each party will bear their own legal and professional costs incurred.

VAT

We understand no VAT is payable.

VIEWINGS & FURTHER INFORMATION

For further information and to arrange a highly recommended viewing, please contact:-

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