

7736/BB

**CARLISLE**  
111-113 DENTON STREET  
DENTON HOLME, CA2 5EH

**FOR SALE**

**\*\* POPULAR CITY SUBURB LOCATION \*\***

**\*\* NO VAT PAYABLE \*\***

**\*\* POTENTIAL FOR FIRST FLOOR RESIDENTIAL \*\***



**SALE PRICE: £160,000**

## 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-op, Coral, Greggs, various hot food takeaways, private independent retailers and Andersons Kitchens.

The property is shown outlined red on the attached Plan extract.

## DESCRIPTION

111-113 Denton Street is a mid-terraced two storey building constructed of traditional brick under a pitched slate roof, arranged in two parts, being a ground floor commercial unit, formerly occupied by the Cumberland Building Society, with first floor accommodation fitted out as offices, which would also be suitable for conversion to residential, subject to planning.

Internally, the ground floor is largely open plan and is currently fitted out with a couple of private offices, large banking counter, staff kitchen and WC. The first floor is two good sized rooms with WC and kitchen. This space could become a one bed flat. A self contained private staircase allows for access to these areas.

## ACCOMMODATION/AREAS

Ground Floor	112.27 sq m	(1,208 sq ft)
First Floor	36.76 sq m	( 396 sq ft)

## SERVICES

Mains electricity, water and a connection to the public sewer are laid on to the property. At present, there are separate meters for the electric to both the ground floor and first floor, due to the installation of an electricity submeter to the first floor.

## ENERGY PERFORMANCE CERTIFICATE

The property currently holds the following Energy Performance Asset Ratings: -

- First Floor Offices, 113 Denton Street: E-121
- First Floor Offices, 111 Denton Street: E-121

## RATEABLE VALUE

The Valuation Office Agency website describes the property with the following: -

- 113 Denton Street, Shop and premises: RV £14,500
- 111 Denton Street, Offices and premises: RV £2,650

The National Non-Domestic Rate for the current 2023/2024 rate year is 49.9p in the £.

## SALE PRICE

Offers in the region of **£160,000** are invited for the sale of the freehold building with vacant possession.

## 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.

For further information please contact:-

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## Details Prepared:

February 2024

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:

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