

FOR SALE (FREEHOLD)

FORMER JEWSON PREMISES - JUNCTION STREET, CARLISLE, CA2 5XH

Carigiet Cowen



01228 544733
www.carigietcowen.co.uk

11,086 SQ FT ON 1.86 ACRE SITE
OFFERS IN THE REGION OF £795,000



- Large secure site close to Carlisle City Centre
- Range of modern buildings
- Extensive yard areas
- Suitable for a variety of uses
- Accessible location
- Freehold with vacant possession

LOCATION

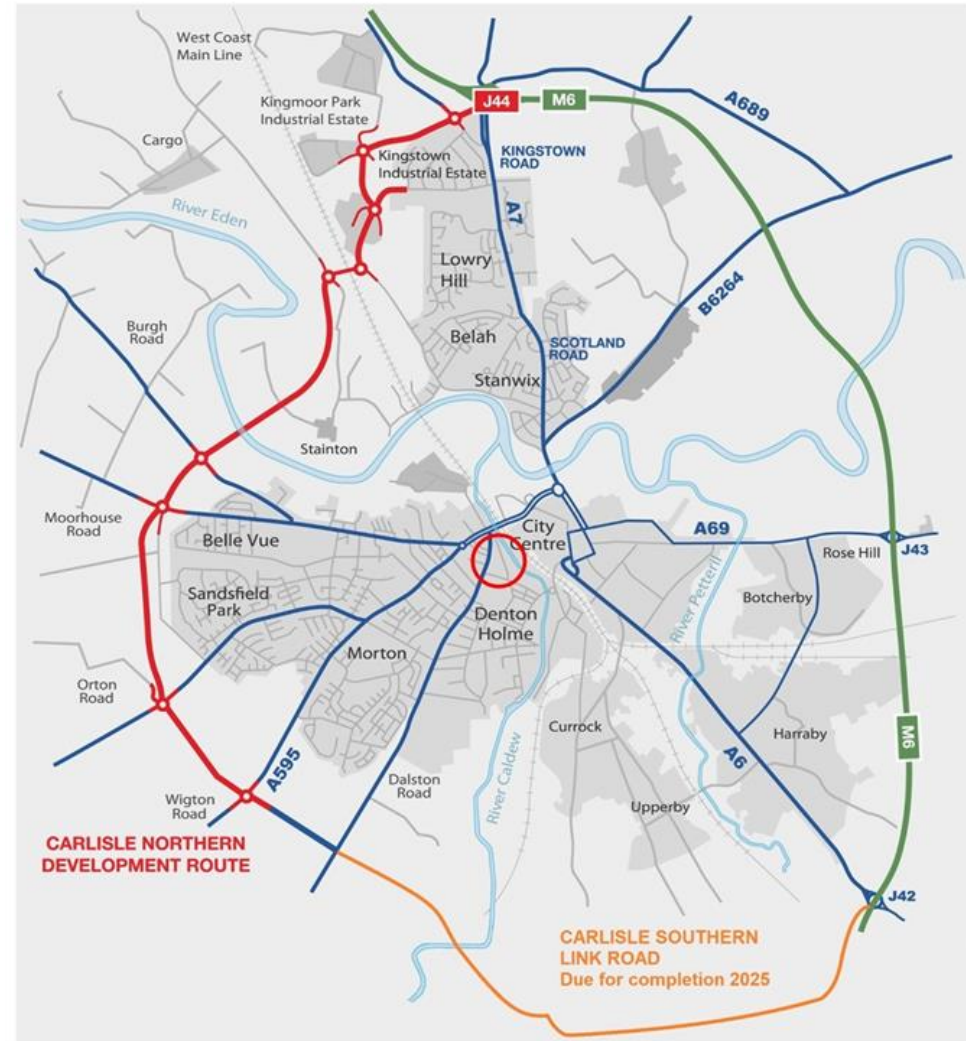
The Property is prominently situated less than 0.5 miles west of Carlisle City Centre on Junction Street, close to its intersection with Shaddongate and Dalston Road. Access to the M6 motorway is approximately 2.5 miles to the north at J44 or southbound via J43 & J42.

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000, drawing on a wider catchment of over 380,000. The City is the principal retail centre for the area, with Newcastle 60 miles east, and Glasgow 95 miles north.

SALES TERMS

Offers in the region of **£795,000** are invited for the freehold interest in the site and premises, as shown edged red in Title No CU108517.

Full vacant possession on completion.



DESCRIPTION

There are a variety of existing buildings on site:-

Main Building – a 2 storey brick built former office and trade counter building under a pitched and hipped concrete tiled roof with direct frontage to Junction Street itself. The ground floor was previously used as office and sales/display/trade counter space, with a large training room, office and ancillary staff accommodation at first floor.

A small covered **Link** sits between the above and the adjacent Warehouse 1 which previously provided the primary customer access to the trade counter.

Warehouse 1 - a detached unit of steel portal frame construction with cavity brick/blockwork walls to a dado level, and profile cladding sheets above and to the pitched roof. Access is via a single electrically operated roller shutter door. Internal clear eaves 5m.

Warehouse 2 - a detached unit of steel portal frame construction with full height profile cladding sheets to the walls and to the pitched roof over. Access is via 3no. roller shutter doors. Internal clear eaves 5m.

Warehouse 3 - an older detached brick built unit of light steel framework construction with a pitched, assumed corrugated asbestos cement sheet roof over. Vehicular access is via a single roller shutter door.

Vehicular access to the Property is via a single, double gated entry/exit point off Junction Street. The site is securely fenced and surfaced providing a generous amount of staff and customer parking along with large areas of general circulation and open storage space.

ACCOMMODATION

Floor	sq m	sq ft
Ground Floor Sales/Display/Office	140.53	1,513
First Floor Office & Ancillary	113.19	1,218
Link Building	37.91	408
Warehouse 1 (Ex Tool Hire)	175.31	1,887
Warehouse 2 (Ex Plaster & Timber)	377.40	4,062
Warehouse 3 (Ex Insulation)	185.62	1,998
Total Gross Internal Area:	1,030	11,086
Site Area:	0.755 ha	1.86 acres





SERVICES

We understand mains water, gas, electricity and drainage are laid on to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Builders Merchant and Premises with a 2023 List Rateable Value of £54,000. The National Non-Domestic Rate for the current 2025/2026 rate year is 55.5p in the £.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will shortly be available for any interested party to inspect.

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COSTS

Each party to bear their own costs incurred in the transaction.

VAT

The property has been elected for VAT, so VAT will be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, please contact:-

Richard Percival

Tel: 01228 544733 Email: rpercival@carigietcowen.co.uk

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7809/RP

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