

7449/BB

# CARLISLE

## LASER QUEST

GROUND FLOOR

HILLCREST BUILDING, HILLCREST AVENUE  
LONDON ROAD  
CA1 2QJ

# FOR SALE



\*\*\* LONG ESTABLISHED LEISURE BUSINESS FOR CARLISLE \*\*\*

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

# SALE PRICE: £125,000

## 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 convenient position just off London Road and close to KFC, McDonalds, B&Q and the London Road Retail Park.

For identification purposes only, the property is shown circled on the attached plan overleaf.

## DESCRIPTION

Hillcrest Building is a three storey building providing Laser Quest within the ground floor part of the premises, and Escape Rooms and Crazy Golf to the upper floors. The building is occupied by Total Enigma.

Laser Quest benefits from shared access to the front corner of the building and is fitted out as follows: -

- Customer Reception Area currently undergoing refurbishment
- Video Arcade Games Room
- Laser Quest Kit Room
- Laser Quest Futuristic Arena including famous Alien, UV Lighting, Sound System, Fog and Lasers
- Access to separate male, female and disabled WCs

It should be noted, the arena and building are fully DDA compliant and suitable for wheelchair users looking to partake within the game. Externally, ample car parking for 10 no. vehicles is provided to the building within a fenced compound. Access to a second floor meeting room within the building is available on an ad hoc booking basis at a reduced rate.

## ACCOMMODATION

Ground Floor 329.12 sq m (3543 sq ft)  
Separate Male, Female and Disabled WCs  
External Car Parking 10 no. spaces

## THE BUSINESS & SALE PRICE

Long established in Carlisle for 36 years, Laser Quest formerly of Paton House, relocated to Hillcrest three years ago. The business is a well known entertainment venue for parties, social gatherings and weekend play for Carlisle. The owner is looking to sell the business, trade name, exclusivity with Laser Quest for this area, fixtures and fittings, and goodwill for **£125,000**.

Interested parties should contact the agent for more information and to arrange a viewing.

## TERMS

Any sale of the business is subject to new lease terms being put in place, along the following terms: -

- Term - 10 or 15 years
- Break - End of Years 5 and 10
- Rent - £20,000 per annum exclusive
- Rent Review - End of Years 5 and 10
- Repair - Effective FRI by way of Service Charge
- Utilities - Tenant responsible for own usage of electric

## SERVICES

We understand mains electricity and water are connected to the property. The ground floor premises will benefit from it's own dedicated electric sub-meter.

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

A split of the total rateable value will be required. At present, Total Enigma owner occupy the whole premises.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-122.

## COSTS

Each party will be responsible for their own legal and professional costs incurred. Subject to covenant strength, a rental deposit or personal guarantee may be required against the new lease.

## VAT

We understand no VAT is payable on the business sale price or the agreed rent.

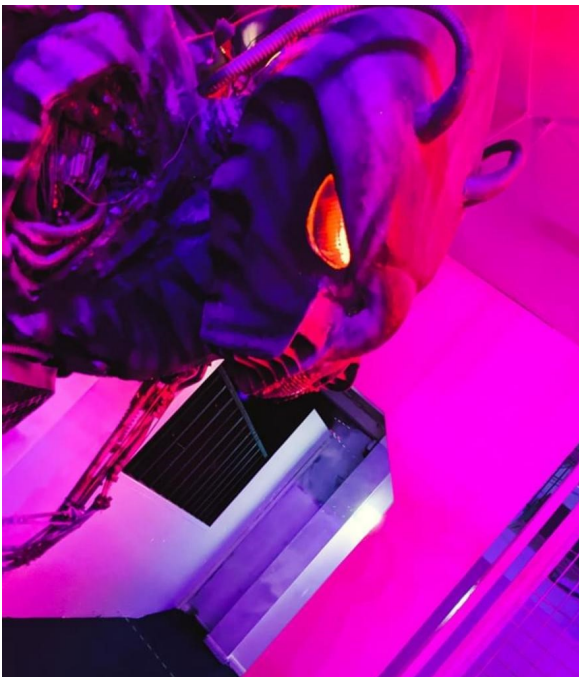
## VIEWINGS & FURTHER INFORMATION

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: -

Ben Blain  
Tel: 01228 544733  
Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Details prepared:  
January 2024



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# Carigiet Cowen



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