

# CARLISLE FOR SALE / TO LET

87 LONDON ROAD, CA1 2LG



**\*\*\* PROMINENT ROADSIDE LOCATION \*\*\***

**\*\*\* MIXED COMMERCIAL & RESIDENTIAL USES \*\*\***

**\*\*\* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS \*\*\***

**\*\*\* SUITABLE FOR INVESTMENT OR OWNER OCCUPATION \*\*\***

## 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.

87 London Road benefits from an extremely prominent roadside location on the A6 London Road, one of the main arterial routes into Carlisle from the south, connecting the city centre to junction 42 of the M6 motorway. The building sits immediately opposite the popular and busy St Nicholas Gate Retail Park, where national occupiers include Asda, Iceland, B & M Bargains and Halfords.

## DESCRIPTION

The subject property briefly comprises a mid-terrace Victorian three storey building of brick construction under a pitched, slate covered roof, providing retail accommodation at ground floor level and self contained 2 bedroom residential flat above.

Access to the front of commercial property is through a single personnel door. Internally, this area provides mainly open plan accommodation with serving counter. Two created openings provide access to the individual rooms at the rear, currently used as storage space and kitchen, and from here, access to the rear store, WC and yard.

The residential element of the building benefits from self contained access at street level. At first floor level, the flat provides a good-sized living room, bedroom, bathroom and kitchen. An integral stairwell provides access to the attic space, which has been converted to a further bedroom. Disc zone and permit car parking is available on the adjacent streets.

## ACCOMMODATION/AREAS

### Retail

Net Sales Area	387 sq ft	(35.94 sq m)
Rear Room 1	191 sq ft	(17.78 sq m)
Rear Room 2	121 sq ft	(11.28 sq m)
Store	37 sq ft	( 3.48 sq m)
<b>Net Internal Area</b>	<b>736 sq ft</b>	<b>(68.48 sq m)</b>

### Residential Flat

Living Room	247 sq ft	(22.97 sq m)
Bedroom	85 sq ft	( 7.89 sq m)
Bathroom	40 sq ft	( 3.70 sq m)
Kitchen	148 sq ft	(13.72 sq m)
Attic Bedroom	276 sq ft	(25.62 sq m)
<b>Gross Internal Area</b>	<b>796 sq ft</b>	<b>(73.90 sq m)</b>

## SERVICES

We understand water, gas, electricity and drainage are connected to the property.

## ENERGY PERFORMANCE CERTIFICATE

The ground floor has an Energy Performance Asset Rating of D-86.

The residential flat does not currently have an EPC, one is being commissioned and will be made available shortly.

## SALE PRICE

Offers in the region of £135,000 are invited for the freehold interest with vacant possession.

## TERMS

The property is available **TO LET** as a whole on a new lease for a term of years to be agreed at a rent in the region of **£13,500 per annum exclusive**.

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 Shop and Premises with a 2023 List Rateable Value of £5,000. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

**\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\***

## COUNCIL TAX

The residential flat has a Council Tax band of A.

## VAT

We understand the property is not elected for VAT, and therefore VAT will not be payable on the sale price or rent.

## COSTS

Each party will be responsible for their own legal and professional costs incurred. A rental deposit will be required on a new letting, subject to covenant strength.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

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**Details Prepared: April 2025**



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## Ground Floor Commercial Unit



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## Residential Flat



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