

FOR SALE FREEHOLD DEVELOPMENT OPPORTUNITY

ARNSIDE HOUSE & DALSTON PHARMACY



Sycamore Lane • Parkland Village • Carlisle CA1 3SR

**Carigiet
Cowen**

ARNSIDE HOUSE LOCATION

RARE OPPORTUNITY TO ACQUIRE A FREEHOLD DEVELOPMENT OPPORTUNITY IN THIS LOCATION

The subject property is situated towards the southeast side of the city adjacent to a variety of modern housing developments including the well-established Parkland Village development. The properties lie immediately east of Creighton Rugby Club and a short distance from the Carleton Clinic.

The location provides good access to the M6 at J42 (Golden Fleece) with direct routes into Carlisle city centre via the A6 (London Road) or along Warwick Road via Eastern Way.

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.

- **Freehold former Medical Centre**
- **Income producing Pharmacy Building**
- **Mature grounds with a generous amount of on-site parking**
- **The Property is not a Listed Building**
- **Suitable for a variety of alternative uses subject to planning**
- **Comprehensive redevelopment or conversion opportunity**



ARNSIDE HOUSE

Sycamore Lane • Parkland Village • Carlisle CA1 3SR



ARNSIDE HOUSE DESCRIPTION



Situated in an elevated position at the rear of the site and accessed by a tarmac surfaced private driveway. There is a two-tiered parking area to the front of Arnside House which provides space for some 34 vehicles. The front of the site is lawned with mature trees.

Arnside House is a three-storey sandstone-built period building, under a pitched slate roof with a flat roof extension to the rear. The property has an external fire escape staircase servicing all three floors and a passenger lift to the first floor.

Currently, the ground floor provides a range of spacious rooms with ancillary staff and amenity space.

The first floor consists of a series of rooms and benefits from passenger lift access. The second floor has 2 large dormer windows on the front elevation.

The Dalston Pharmacy building is essentially a single storey building of sandstone construction, under a pitched slate roof providing largely open plan retail space.



OLD CROFT ACCOMMODATION

The property has been measured on a Gross Internal Area basis (NIA) in accordance with the RICS Code of Measuring Practice (6th Edition):

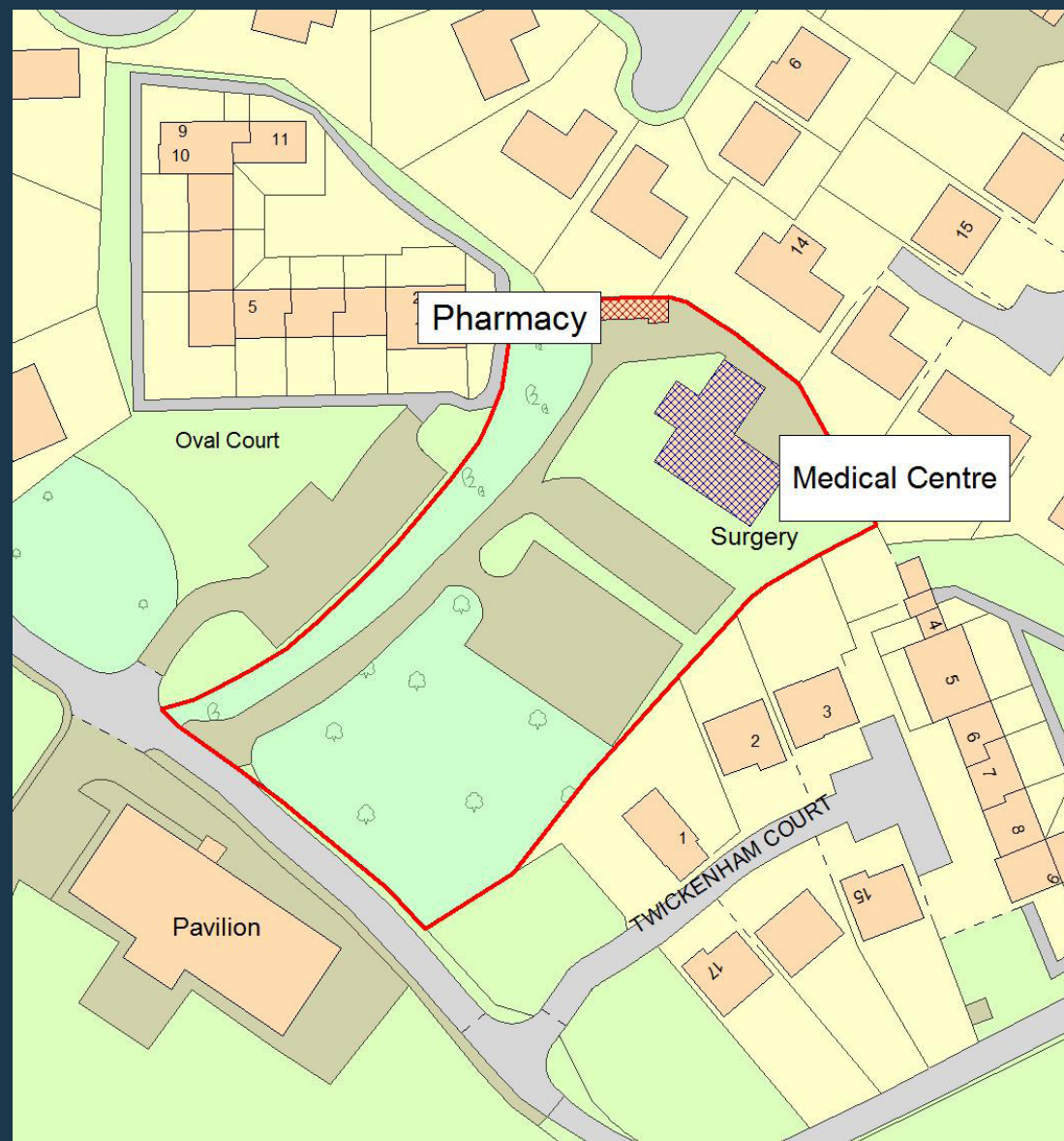
ARNSIDE HOUSE		
Ground Floor	188.69 sq m	2,032 sq ft
First Floor	185.30 sq m	1,995 sq ft
Second Floor	82.20 sq m	896 sq ft
TOTAL AREA	457.64 sq m	4,923 sq ft
PHARMACY BUILDING		
	37.55 sq m	404 sq ft
SITE AREA		
	5,069 sq m	1.25 acres

SERVICES

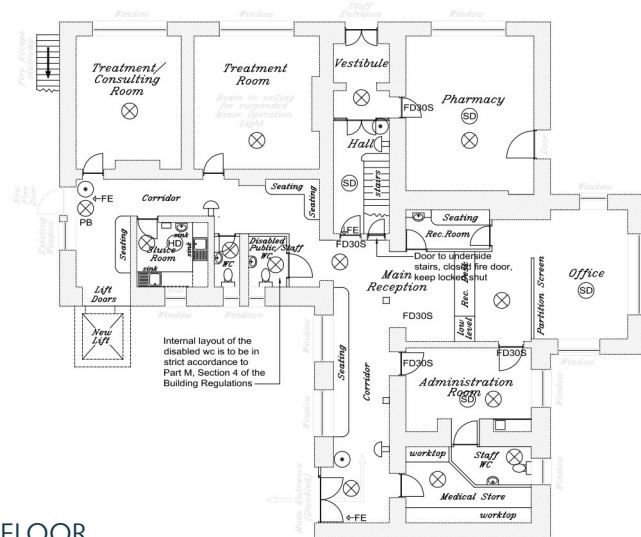
We understand mains water, gas, electricity, and drainage are connected. Heating is by way of a gas fired central heating system.

TENURE

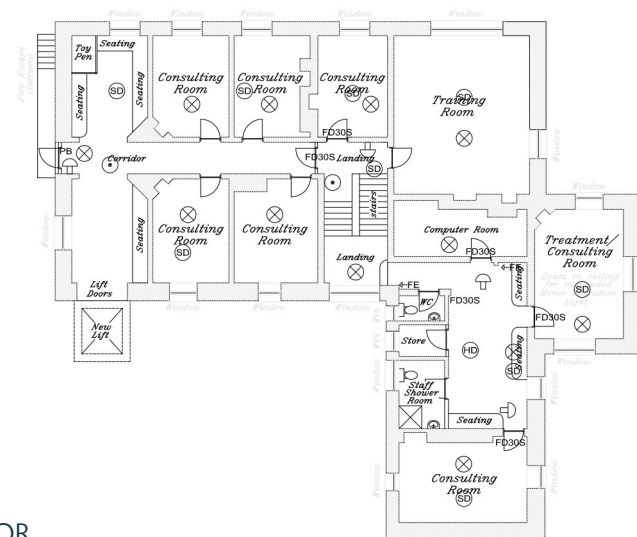
The Property is available For Sale freehold subject to an existing lease agreement on the Pharmacy Building which is held by Dalston Pharmacy Ltd with effect from 19 January 2010 at rent of £10,000 per annum (£25 per sq ft). The lease expired on 27 June 2024 so they are currently holding over.



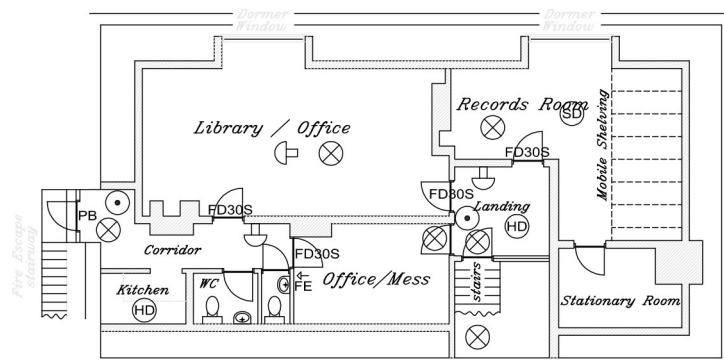
ARNSIDE HOUSE FLOOR PLANS



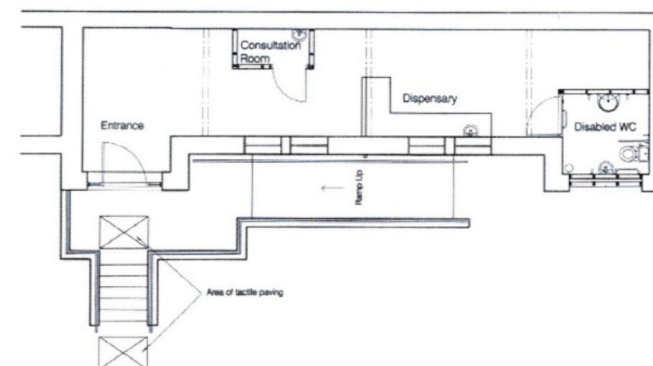
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PHARMACY

FOR SALE Arnside House • Sycamore Lane • Parkland Village • Carlisle CA1 3SR

OPPORTUNITY

A rare opportunity exists to acquire the freehold interest in a pair of substantially constructed sandstone buildings set within large mature grounds on the outskirts of Carlisle with excellent access to the city centre and M6 corridor.

The accommodation is suitable for a variety of uses including conversion to residential use or a comprehensive redevelopment of part or all of the site. Subject to securing any necessary consents.

BUSINESS RATES

Arnside House has a Rateable Value of £28,750.
Dalston Pharmacy has of Rateable Value of £11,000.

EPC

Arnside House has a current energy efficiency rating of E-101.

PRICE

Offers are invited in the region of £550,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

VAT, if applicable, will be charged at the standard rate.

FOR FURTHER INFORMATION:

**Carigiet
Cowen**

01228 544733
www.carigietcowen.co.uk

RICHARD PERCIVAL

t: 01228 635006
m: 07776 147039
rpercival@carigietcowen.co.uk



Misrepresentation Act 1967:

Carigiet Cowen 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 or 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 has any authority to make or give any representation or warranty whatever in relation to this property