

7496/BB

**CARLISLE**  
**27 SPENCER STREET, CA1 1BE**  
**FOR SALE**



**\*\*\*FREEHOLD BUILDING\*\*\***

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

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

**\*\*\*CITY CENTRE LOCATION\*\*\***

**\*\*\*WELL FITTED OUT INTERNALLY\*\*\***

**SALE PRICE: £155,000**



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## 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.

The property is located on Spencer Street, a main arterial route which intersects with Warwick Road, Victoria Place, and Georgian Way. Located close to Carlisle city centre within a mixed commercial and residential area, Spencer Street portrays a large number of similar style terraced period properties. At present, there is a variety of offices, various types of residential, other charities and church groups occupying these buildings.

## DESCRIPTION

27 Spencer Street is Grade II Listed and comprises a three-story mid terraced building of brick construction under a pitched slate roof. The accommodation has most recently been fitted out and operated as offices by Carlisle Eden Mind Charity. The building has been extended at the rear.

Access to the building at the front is by way of a low-level ramp to the front door providing DDA access. Internally the ground floor provides a small lobby area, two large meeting rooms which can be amalgamated into one if necessary, staff kitchen, disabled wc, rear office and access to an enclosed external yard. In addition, a staircase leads down to a small basement area, suitable for storage.

An integral staircase towards the front of the building provides access to the upper floors. The first floor provides three separate offices plus a single WC. The second floor provides one open plan office within the attic space of the building.

## SERVICES

We understand, mains water, electricity, gas and drainage are connected to the property. Heating is provided by way of a mixture of panel radiators served from gas fired Combi boiler system, and electric convector heaters.

## ACCOMMODATION/AREAS

Ground floor offices	648 sq ft	(60.20 sq m)
Ground floor kitchen	97 sq ft	( 8.98 sq m)
First floor offices	786 sq ft	(72.99 sq m)
Second floor office	342 sq ft	(31.75 sq m)
Basement	65 sq ft	( 6.01 sq m)

## EPC

There is currently no EPC for the property, this is being commissioned and will be made available shortly.

## SALE PRICE

Offers in the region of **£155,000** are invited for the sale of the freehold building with vacant possession.

## VAT

We understand the property is not elected for VAT and therefore no VAT is payable on the sale price.

## RATEABLE VALUE

The Valuation Office Agency website describes 27 Spencer Street as Offices and Premises with a 2023 List Rateable Value of £10,750.

The small business multiplier for the 2023/24 rate year is 49.9p.

## VIEWINGS

For further information or to arrange a viewing please contact the sole agent Carigiet Cowen.

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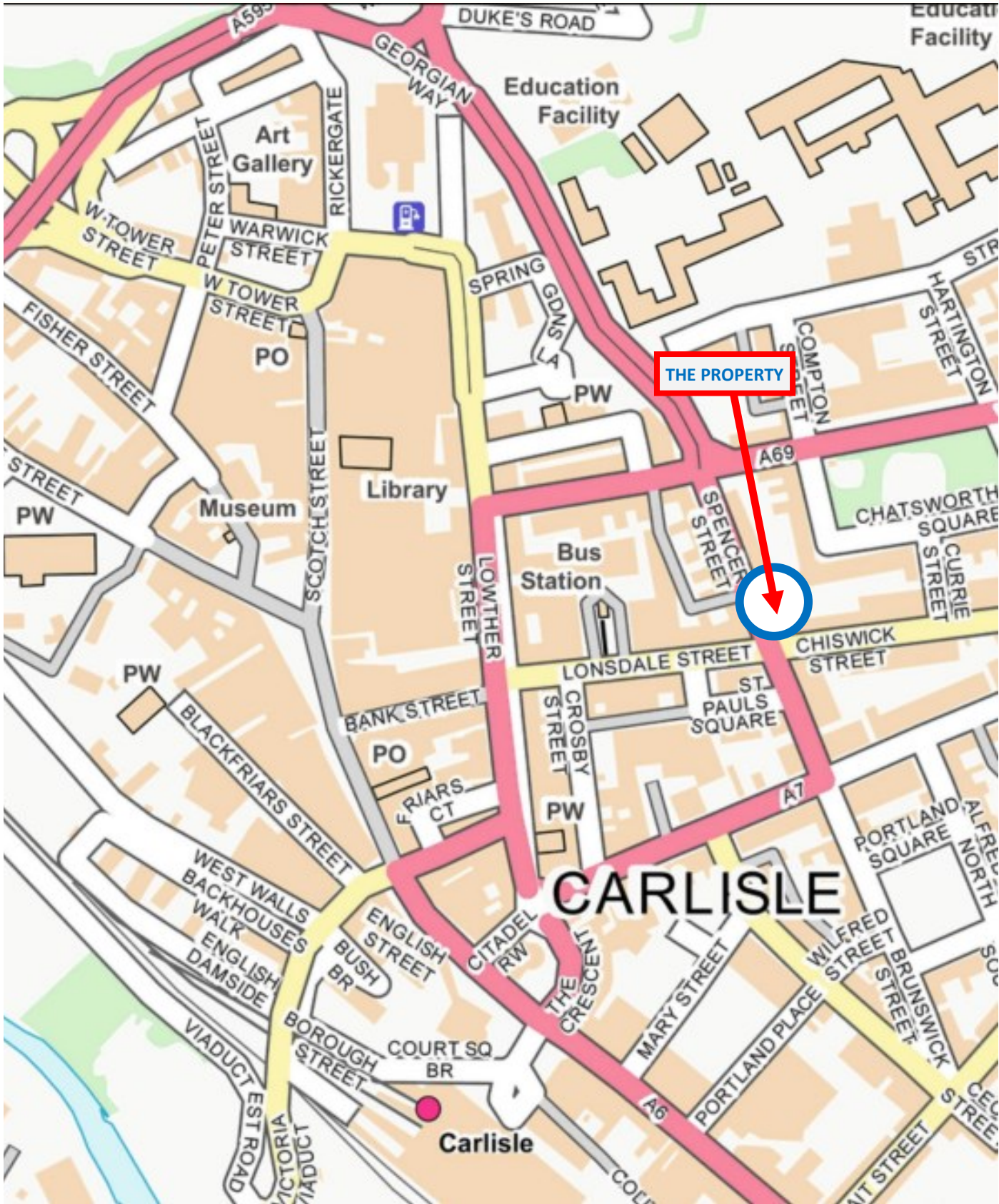
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**Details Prepared:**

March 2024







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