

**FOR SALE CHATSWORTH HOUSE**  
26-27 VICTORIA PLACE, CARLISLE, CA1 1EJ

**FREEHOLD DEVELOPMENT OPPORTUNITY**



**6,430 SQ FT (597 SQ M) OVER 4 FLOORS**

**SHORT DISTANCE FROM CENTRAL CARLISLE**

**SUITABLE FOR A VARIETY OF USES ( STP )**

**OFFERS IN THE REGION OF £350,000**

## LOCATION

Carlisle is the commercial centre for Cumbria and South West Scotland, it covers a large economic functional area with over half a million residents within an hour's drive of the City Centre.

**Chatsworth House** is prominently located on the corner of Chatsworth Square fronting onto Victoria Place within a popular mixed commercial and residential location. Nearby occupiers include Carlisle College, Trinity School, a dental practise, various office users and a variety of residential occupiers. Carlisle city centre and associated services including The Lanes Shopping Centre, Train & Bus stations are all within walking distance.

## DESCRIPTION

The accommodation comprises an attractive double fronted end terraced 3 storey Victorian building with basement storage of traditional brick and stone construction beneath a slate covered roofs which incorporate pitched slate dormer windows .

Internally, **Chatsworth House** provides a range of good sized rooms some of which retain original features including cornicing, ceiling roses and fireplaces. Most recently used as teaching and studio space together with office accommodation the property benefits from good levels of natural light via large Upvc double glazed casement windows. There is a single storey extension at ground floor level which was previously used as a nursery/ creche.

A secure rear yard offers the potential to create some off street car parking. There is ample on street disc and resident parking around Chatsworth Square and within the immediate vicinity along with Pay & Display and contract parking across the wider city centre area.

## ACCOMMODATION

**Chatsworth House** comprises the following approximate floor areas:-

<b>Ground Floor</b>	2,178 sq ft	(202.4 sq m)
<b>First Floor</b>	1,563 sq ft	(145.2 sq ft)
<b>Second Floor</b>	1,276 sq ft	(118.5 sq m)
<b>Basement Stores</b>	1,413 sq ft	(131.3 sq m)

**External** - there are various single storey stores in the rear yard

## SERVICES

The property is connected to all mains services and benefits from gas central heating, intruder and fire alarm systems.

## RATING ASSESSMENT

The Valuation Office Agency website indicates the property has a 2023 Rateable Value of £29,500. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-90

## TERMS

The freehold interest of **Chatsworth House** is offered for sale subject to vacant possession. Offers in excess of £350,000 are invited.

## COSTS

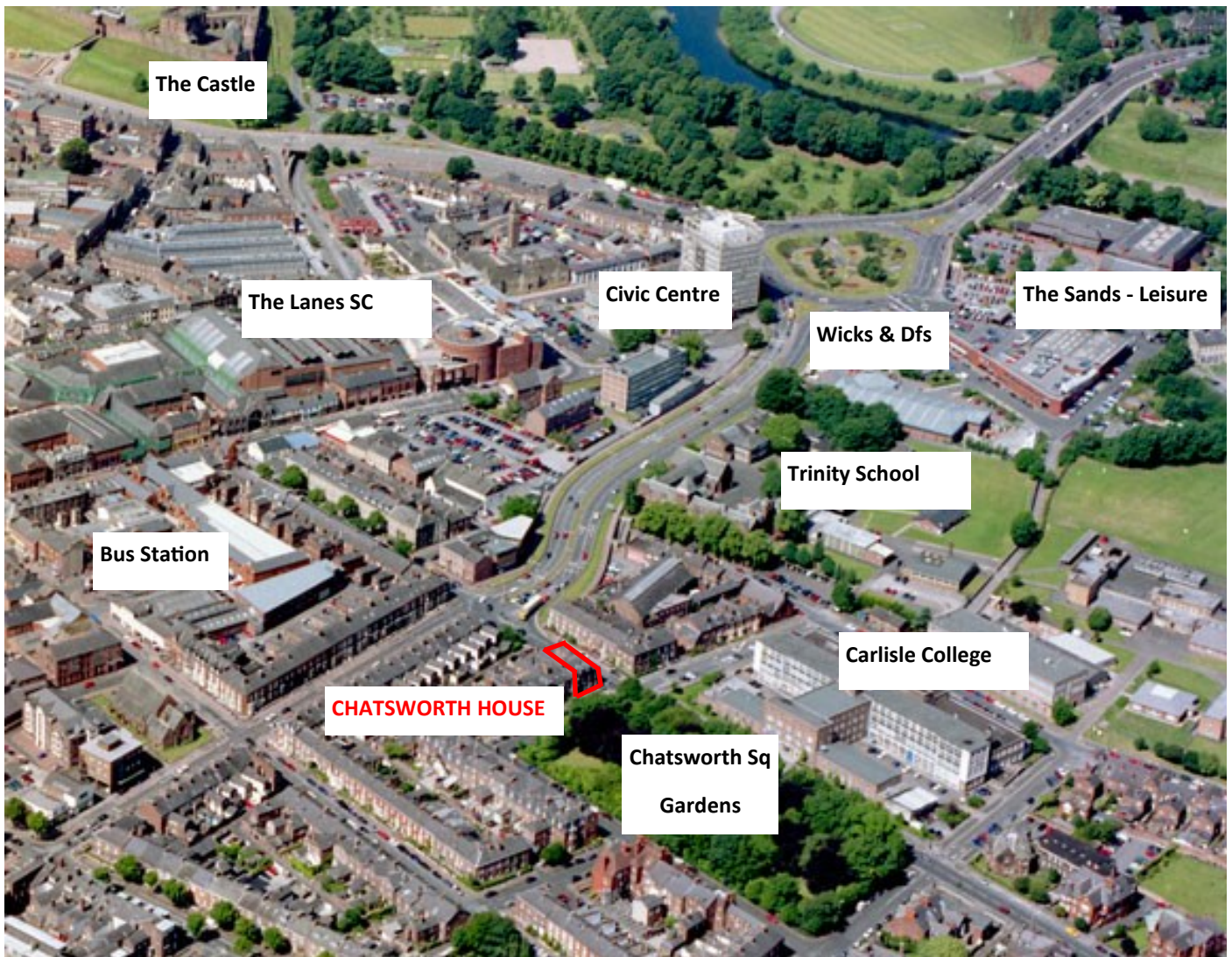
Each party to be responsible for the payment of their own legal fees incurred.

## VIEWINGS

For further information or to arrange a viewing of **Chatsworth House** please contact:-

**Richard Percival**  
Tel: 01228 635006  
Email: [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

Details prepared : Amended August 2023



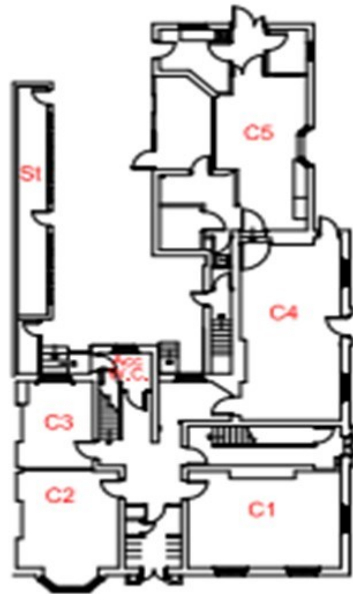
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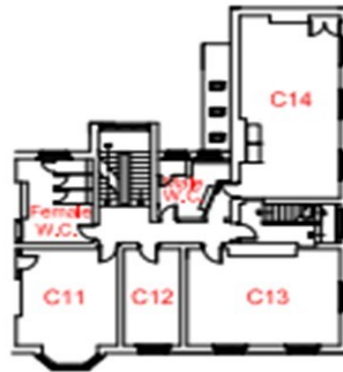
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## Ground Floor

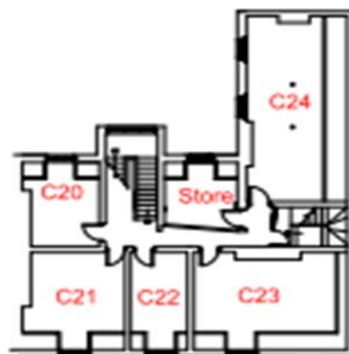


INFORMATION ONLY  
NOT TO SCALE

## First Floor



## Second Floor



# Chatsworth House

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