

FOR SALE (LEASE AND BUSINESS)

ESPRESSO HUB

7 ST ALBANS ROW, CARLISLE, CA3 8JF

Carigiet
Cowen



* EXCITING BUSINESS OPPORTUNITY *

* NO VAT *

* PROMINENT CITY CENTRE BUILDING *



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www.carigietcowen.co.uk



ACCOMMODATION

Floor	Sq m	Sq ft
Net Sales Area	73.34	(789)
External Store		
WC		

SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating is provided by way of electronic heaters.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £27,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC; one is being commissioned and will be made available shortly.

TENURE AND LEASE

The business, Espresso Hub Ltd (Company No 11899908), is available for sale basis due to the owners looking to retire. The current owners founded the business in 2019 and have a leasehold interest in the whole building, directly from the landlord, expiring May 2026 at a passing rent of £23,000.

An assignment of this existing lease is available, as would a new lease directly from the landlord, subject to terms being agreed.

The business offers a significant amount of potential to build on the healthy turnover and profits it is currently generating. This may be achieved by increasing the current opening hours. The owners have obtained a drinks licence for the premises.

The owners have invested significantly in the premises, and this is shown through the high-level fit out within the building and external maintenance and appearance. Viewing is highly recommended.



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SALE PRICE

Offers in the region of **£125,000** are invited for the business, trade name, fixtures and fittings, goodwill and stock.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

We understand VAT is not payable on the sale price for the business or the rent.

VIEWINGS AND 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:-

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7604/BB

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 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;
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