

For Sale Due to Relocation

**113 London Road
Carlisle
Cumbria
CA1 2LS**



Prominent Freehold Shop and Offices/Flat opposite London Road Retail Park.

Carlisle is the regional centre for Cumbria, south west Scotland and the western end of the Tyne Valley and has a resident population of approximately 85,000 but draws on a much wider catchment incorporating surrounding towns and villages. The 30 minute drive time population is widely regarded as being in excess of 150,000. Carlisle lies approximately 97 miles south of Glasgow, 98 miles south of Edinburgh, 55 miles west of Newcastle upon Tyne, 20 miles north of Penrith and 52 miles north of Kendal.

Location

The subject property is situated in a very prominent position on the south side of Carlisle city centre directly opposite the London

Road Retail Park. Other occupiers in the immediate vicinity include Halfords, Carpetright, Netto, Burger King and Brantano Footwear. The property lies immediately adjacent to London Road Stores. London Road passing the property comprises part of the A6 leading to Junction 42 of the M6 Motorway to the south and forms one of the main routes in to Carlisle.

Description

The property comprises a large open plan clear ground floor sales area which until recently has been used as a front shop for a dry cleaning outlet with ancillary accommodation behind although a stud partition can be removed to enable an open plan sales area. At first floor is a former dwelling flat which is capable of being converted back to a 2 bedroomed flat at relatively modest cost subject to a consent being obtained.

Accommodation

The property offers the following accommodation:-

Ground

Floor		
Internal width	9.68 m	
Shop depth	12.20 m	
Sales area	118.10 sq m	(1,271 sq ft)

First Floor

Net internal area	44.45 sq m	(479 sq ft)
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Total 162.55 sq m (1,750 sq ft)

Former office/living room	7.05 m x 2.54 m
Kitchenette	1.47 m x 1.94 m
Separate wc – wc and whb	
Reception/office	5.64 m x 2.78 m
Bedroom/office	4.10 m x 1.95 m

Rateable Value

Rateable Value £8,800 UBR 41.4p

Tenure

Advised freehold and with vacant possession on completion.

Price

Offers over £175,000.

EPC

This has been commissioned and will be made available to potential tenants.

Legal Costs

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

VAT

The property has not been registered for VAT.

Viewing

Strictly by appointment through Peill & Company,
Tel 0845 450 4444 (Simon Adams dealing)
simon@peill.com

NB: The property is available due to the intended relocation of our clients to alternative premises in Carlisle.



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