

For Sale Freehold or To Let

**Former Mood 2 Bar and Nightclub
Units 1–3, 48/80 Botchergate
Carlisle
CA1 1QL**



Carlisle is the dominant regional centre in north Cumbria and serves catchment population well in excess of 150,000 within a 30 minute drive time encompassing north Cumbria, south west Scotland and the western end of the Tyne Valley. Carlisle lies adjacent to the M6 motorway with access from Junctions 42, 43 and 44 and lies on the west coast London to Glasgow/Edinburgh railway line. Significant local employers include United Biscuits, Nestle, Pirelli, Carlisle City and Cumbria County Councils. The city has a significant (and increasing) student population, with proposals for a new campus for University of Cumbria.

Location

The subject property occupies a prime position in the centre of Carlisle's leisure circuit and is close to premises occupied by Lloyds No 1, J D Wetherspoon, Ibis Hotel, Shanghai Shanghai Chinese Buffet and a Vue Cinema.

Description

The property comprises a fitted out bar and nightclub arranged on ground and first floors. The ground floor comprises a main bar area, reception

and cloaks area, "The Hub" bar, main bar area and ancillary welfare accommodation. The first floor comprises administrative offices, The Red Room VIP bar lounge, w.c.'s and kitchen facilities. There is ancillary accommodation at second and third floors (currently unused).

Accommodation

The property offers the following accommodation:-

Ground floor trading net internal areas	-
	733 sq m (7890 sq ft)
First floor ancillary and trading areas	-
	658 sq m (7082 sq ft)
Second floor ancillary (vacant)	
	455 sq m (4,790sq ft)
Third floor ancillary (vacant)	
	420 sq m (4,520 sq ft)

Total 2256 sq m (24,282 sq ft)

Terms

The property is available on a new lease at a rental of £125,000 per annum.

A sale of the property would be considered and offers are invited in respect of our client's freehold interest.

VAT

The property is assessed for VAT and VAT will therefore be payable on rent, purchase price and any other payments in respect of the premises.

Legal Costs

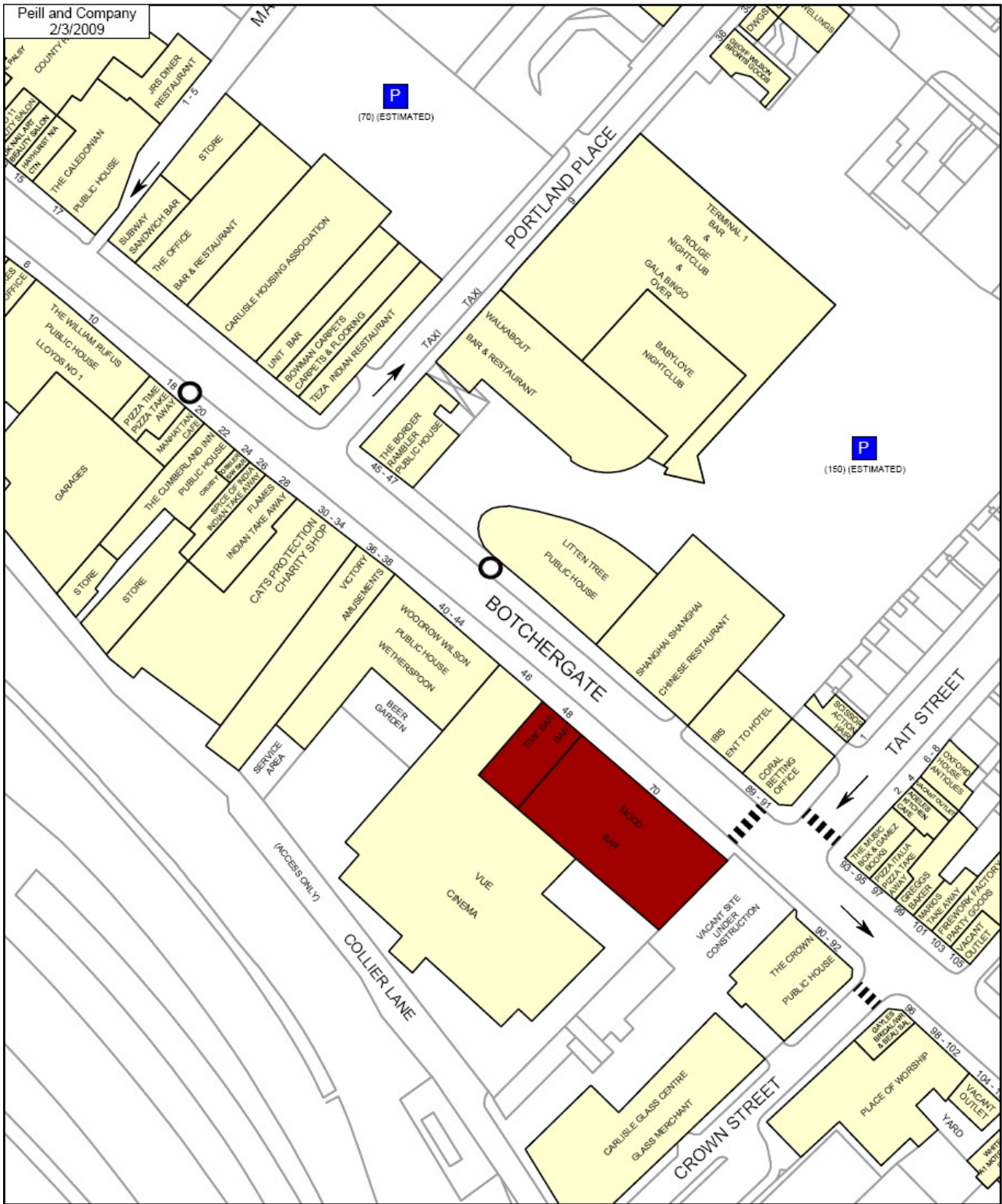
Each party to be responsible for the payment of their own legal fees.

Viewing

Peill & Company, Tel 0845 450 4444 –Simon Adams dealing (simon@peill.com)

Subject to contract

N.B. The availability of the property is subject to our clients obtaining vacant possession of the premises.



50 metres