

For Sale**Land at Shaddongate
Carlisle
Cumbria
CA2 5TU****Prime Development Land****Location**

Carlisle is the regional centre for Cumbria and South West Scotland and has a resident population of approximately 85,000 but draws on a much wider catchment area. The City has a 30 minute drive time population of approximately 150,000 and the true catchment covers a significant geographical area. Carlisle is the dominant retail centre in the region with the closest significant competing centres being Glasgow/Edinburgh approximately 100 miles to the north, Newcastle 55 miles to the east, with Preston being 80 miles to the south.

The site occupies an extremely prominent position fronting Shaddongate, which is on the very fringe of the city centre and benefits from significant passing trade. Nearby occupants include Subway, Crown Berger and Thomas Graham. The property is adjacent to a proposed Sainsbury superstore and petrol filling station.

Description

The site, which is level, is covered with compacted hardcore and tarmacadam in the main and has access directly onto Shaddongate.

Dimensions

Frontage to Shaddongate approx.	150 ft
Average Depth approx.	150 ft
Total Area approx	0.5 acres

Planning

The site is ripe for development being currently used for car parking of mainly private vehicles. Verbal enquiries have confirmed that retail/commercial development, subject to the appropriate planning approval would receive support.

Price

Offers in the region of £750,000 for the freehold interest in the site.

Conditions

Our clients are prepared to agree a transaction on a conditional basis subject to there being an initial exchange of contracts with completion after receipt of a planning approval.

Legal Costs

Each party to be responsible for their own fees.

VAT

All prices, rentals and outgoings where quoted are exclusive of, but may be liable to, VAT.

Viewing

Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com.

Subject To Contract

