

Highly prominent office building in attractive parkland setting for sale freehold

**Chertsey House
Chertsey Hill
London Road
Carlisle
Cumbria
CA1 2QX**



Prominent location with plentiful on site car parking with excellent access to M6 motorway

Carlisle is a regional centre situated in north Cumbria with a resident population of approximately 85,000 but which 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 and Carlisle serves as the regional centre for Cumbria, south west Scotland and the western end of the Tyne Valley. Carlisle is approximately 98 miles south of Edinburgh, 97 miles south of Glasgow, 55 miles west of Newcastle-upon-Tyne and 88 miles north of Preston. As such, the city occupies a strategic location and has excellent communications with access to the M6 motorway at junctions 42, 43 and 44, and is also on the London to Glasgow/Edinburgh west coast mainline with direct connections available to London, Manchester, Glasgow, Edinburgh and Newcastle-upon-Tyne. Carlisle/Lake District airport is situated approximately 8 miles east of the city and offers connections to Dublin, Belfast and London Southend.



Description

The subject property comprises an attractive detached building most recently in use as offices and training centre, but suitable for alternative uses such as consulting rooms, medical, training or possible conversion to alternative use such as residential (subject to any planning consents being received). The building is arranged over basement, ground and first floors and is of brick & stone construction beneath a multi-pitched slate-covered roof with a range of extensions on the site. The property sits on a generous plot with in excess of 18 car parking spaces. The property offers the following accommodation:-

Accommodation

Ground floor – Offices		
Net internal area	181.97 sq m	(1959 sq ft)
First floor – Offices		
Net internal area	169.35 sq m	(1823 sq ft)
Basement Store	28.18 sq m	(303 sq ft)
TOTAL net internal area	379.5 sq m	(4085 sq ft)

Tenure

The property is available for sale freehold with vacant possession.

Price

Offers in excess of £480,000

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £8,600
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request.

Energy Performance Certificate

The property has an energy performance asset rating of 'C-70'

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

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

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

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