

7104/BB

FOR SALE



37 LOWTHER STREET, CARLISLE

CITY CENTRE FREEHOLD BUILDING
SUITABLE FOR A VARIETY OF USES
ON SITE CAR PARKING

SALE PRICE: £275,000
RENTAL PRICE: £27,500 PA

LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria with a resident population of circa 85,000 and a much wider catchment in excess of 150,000. The city is the principal retail centre for the area with Newcastle 60 miles east; Glasgow 90 miles north; and Preston 80 miles south.

The property is located on Lowther Street, close to the intersection with Devonshire Street, in a popular mixed retail and evening leisure area. Nearby occupiers include Lloyds Bank, Nationwide Building Society, Nando's, CMD Financial Solutions and Homesearch Direct, immediately next door.

The new University of Cumbria campus and Borderlands redevelopment of the Citadel Buildings and Carlisle Train Station is in the pipeline and due to commence shortly. This building lies within close proximity to these developments.

DESCRIPTION

A traditional three storey mid-terraced property of masonry construction, under a pitched slate roof. An attractive stone fronted building which sits back from Lowther Street with a courtyard to the front that could be utilised for retail displays or advertisement, subject to the necessary approvals.

Internally, the property provides a range of good sized rooms many of which retain original features. The property has most recently been used as a bank and has some of the previous fit out remains in situ. The building would be suitable for a variety of commercial uses, such as bar, restaurant, café, offices or retail shop, subject to planning. The building could also be converted to residential, subject to planning and redevelopment.

To the rear is a gated and walled yard which provides parking for approximately 6 vehicles.

ACCOMMODATION

Basement	63.4 sq m	682 sq ft
Ground Floor	129.4 sq m	1,393 sq ft
First Floor	124.5 sq m	1,340 sq ft
Second Floor - Rear	34.0 sq m	366 sq ft
Second Floor - Front	35.9 sq m	709 sq ft
Total	417.2 sq m	4,490 sq ft

SERVICES

We understand mains gas, water, electricity and drainage are connected.

RATEABLE VALUE

The Valuation Office Agency website describes 37 Lowther Street as Bank and Premises with a 2023 List Rateable Value of £28,000. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

TERMS

Offers are invited in the region of **£275,000** for the freehold interest with vacant possession.

Alternatively, the property is available **TO LET** by way a new lease for a term of years to be agreed at a rent in the region of **£27,500 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-98.

COSTS

All parties will bear their own costs in respect of any transaction.

VAT

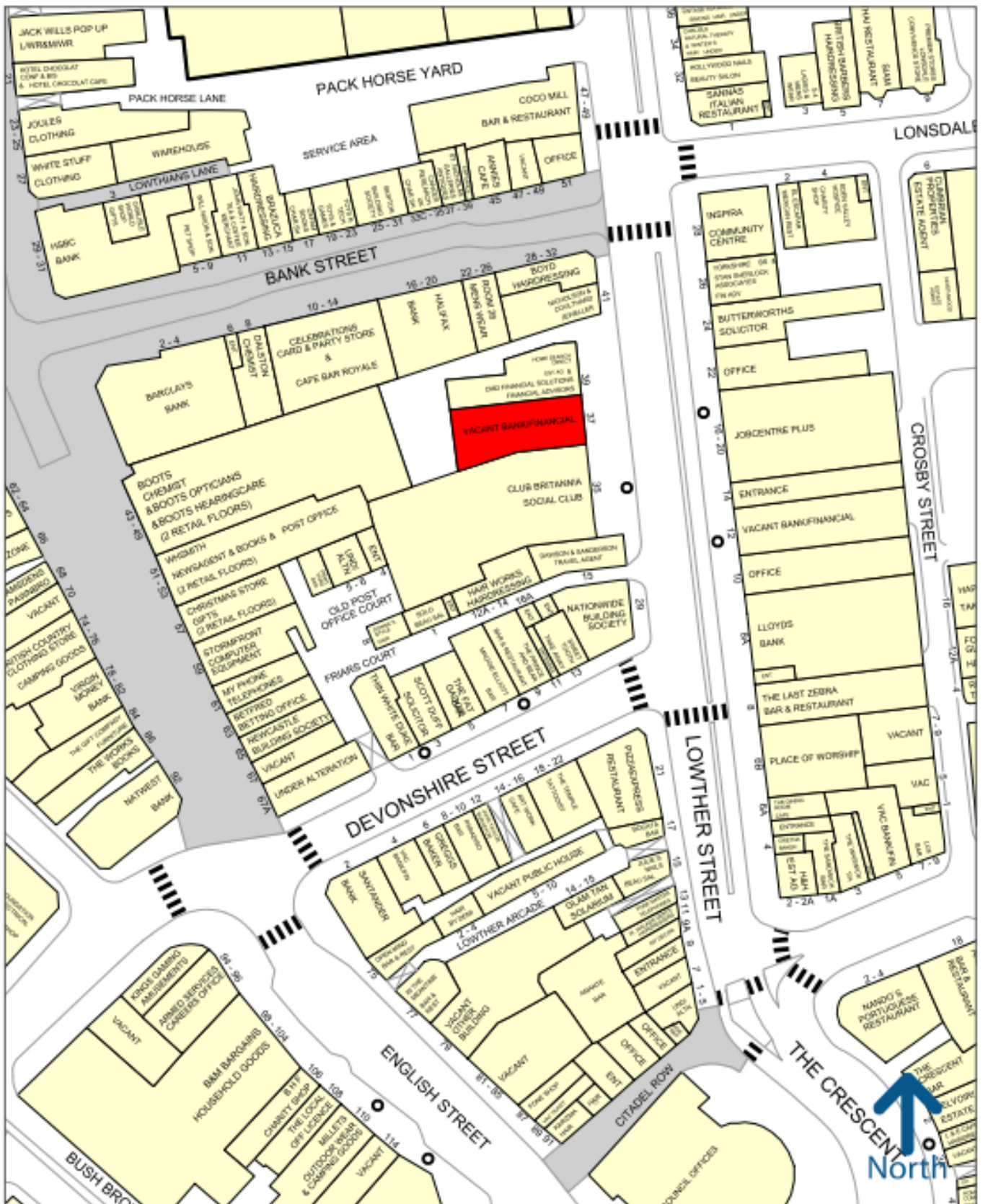
VAT will be charged in addition at the prevailing rate where applicable.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact: -

Ben Blain Tel: 01228 635002 Email: bblain@carigietcowen.co.uk

Michael Cox Tel: 01228 635007 Email: mcox@carigietcowen.co.uk **Details Amended: April 2023**



50 metres

Experian Goad Plan Created: 03/10/2022
Created By: Carigiet Cowen



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