

# FOR SALE



Commercial/Investment/Office/Retail//£ALL ENQUIRIES

## INVESTMENT PORTFOLIO, Lowther

### Street & Lonsdale Street, Carlisle

36 - 40 Lowther Street, Carlisle, CA3 8DH & 1A - 5 Lonsdale Street, Carlisle, CA1 1BJ

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



## EDGE OF CITY CENTRE INVESTMENT OPPORTUNITY COMPRISING ATTRACTIVE PROPERTIES WITH PRIME FRONTAGE TO ONE WAY SYSTEM FACING LOWTHER STREET AND TO LONSDALE STREET

- RETAIL AND COMMERCIAL PORTFOLIO WITH LARGE SECURE GATED CAR PARK WITH STORAGE FACILITY.
- POTENTIAL TO SIGNIFICANTLY INCREASE INCOME
- POSSIBLE RE-DEVELOPMENT OPPORTUNITY FOR LOWTHER STREET PROPERTIES, SUBJECT TO PLANNING
- A SALE OF PART MAY BE CONSIDERED I.E. LONSDALE STREET OR LOWTHER STREET IN ISOLATION

## DESCRIPTION

This traditional portfolio comprises 2 separate blocks of very attractive 3-storey and 4-storey stone and slate terraced properties, all currently in commercial use, with large privately-accessed car parking and store to the rear.

The properties fronting Lowther Street are Grade II listed.

The portfolio is capable of being split and sold independently in 2 separate elements, each part comprising a block of commercial/retail property with supporting car parking.

## LOCATION

The properties are located fronting Lowther Street, part of the main one way system around Carlisle City Centre. The remaining properties front Lonsdale Street, close to Carlisle bus station. All properties have good access to public transport with bus stops and Carlisle train station nearby.

## ACCOMMODATION

36 Lowther Street	1,447 sq ft	134 sq m
36 Lowther Street (Basement)	463 sq ft	43 sq m
38 Lowther Street	900 sq ft	84 sq m
40 Lowther Street (Ground Floor)	582 sq ft	54 sq m
38-40 Lowther Street (Upper Floors)	1,941 sq ft	180 sq m
1A Lonsdale Street	2,577 sq ft	239 sq m
3 Lonsdale Street	1,169 sq ft	109 sq m
5 Lonsdale Street (Ground & Basement)	1,027 sq ft	95 sq m
5 Lonsdale Street (First & Second Floor)	1,272 sq ft	118 sq m
Car Park (Approx. size excluding access ramp)	3,036 sq ft	282 sq m

## SERVICES

Lowther Street – Mains electricity, water and drainage are connected to the properties.

38 & 40 Lowther Street also benefit from mains gas.

3-5 Lonsdale Street – Mains electricity, gas, water and drainage are connected to the properties.

1A Lonsdale Street – mains electricity is connected to the property.

## RATEABLE VALUE

36 Lowther Street	Café & Premises	£ 8,100
36 Lowther Street (Basement)	Hairdressing Salon & Premises	£ 3,400
38 Lowther Street	Restaurant & Premises	£ 7,400
40 Lowther Street (Ground Floor)	Shop & Premises	£ 9,800
38-40 Lowther Street (Upper Floors)	Offices & Premises	£10,500
1A Lonsdale Street	Store & Premises	£ 5,500
3 Lonsdale Street	Shop & Premises	£11,250
5 Lonsdale Street (Ground & Basement)	Hairdressing Salon & Premises	£ 6,400
5 Lonsdale Street (First & Second Floor)	Hairdressing Salon & Premises	£ 6,000

## TENURE

The properties are for sale on a freehold basis, subject to the existing tenancies.

## RENT SCHEDULE

36 Lowther Street	Vacant
36 Lowther Street (Basement)	£6,000 per annum - Lease expiring 2030.
38 Lowther Street	Vacant
40 Lowther Street (Ground Floor)	£11,500 per annum - lease expires June 2025
38-40 Lowther Street (Upper Floors)	Vacant
1A Lonsdale Street	Vacant - Interested party with basic terms agreed.
3 Lonsdale Street	£12,000 per annum - 5 year lease term commencing 24 June 2024 with tenant break option at year 3.
5 Lonsdale Street (Ground & Basement)	£6,995 per annum - lease expires July 2025
5 Lonsdale Street (First & Second Floor)	£7,500 per annum - tenant holding over

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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#### **ENERGY PERFORMANCE CERTIFICATES (EPCS)**

36 Lowther Street	E111
36 Lowther Street (Basement)	C51
38 Lowther Street	B46
40 Lowther Street (Ground Floor)	D77
38-40 Lowther Street (Upper Floors)	D91
1A Lonsdale Street	N/A
3 Lonsdale Street	E125
5 Lonsdale Street	A20

Copy EPC's are available from the marketing agents.

#### **VAT**

VAT is not payable in addition to the sale price.

#### **VIEWINGS**

Please contact Walton Goodland.

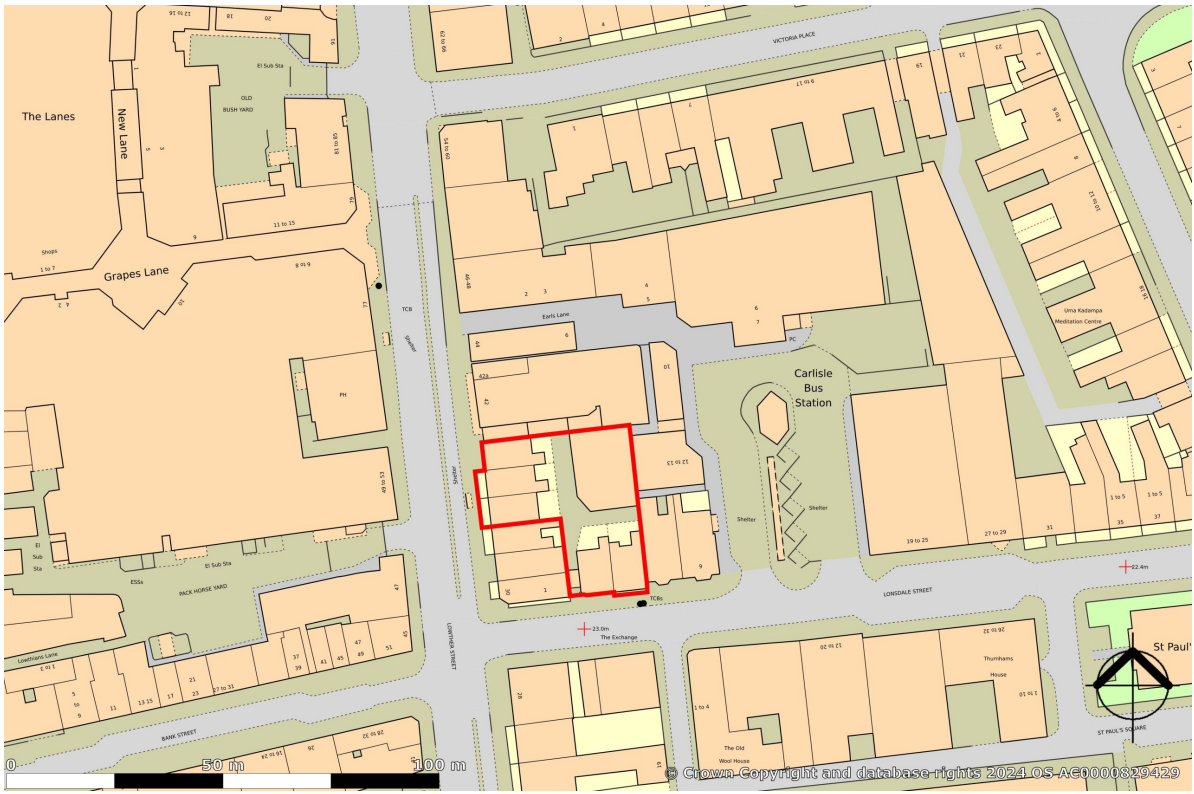
Interested parties are not to approach the existing tenants at the properties.

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