

FOR SALE



Commercial/Investment/Restaurant/Cafe/Retail/4,232 sq ft
(393 sq m)/£325,000

3-4 Lorne Terrace, Brampton

Cumbria, CA8 1NS

Walton Goodland

agency@walgoodland.com

01228 514199



FISH AND CHIP SHOP AND FORMER CAFE WITH UPPER FLOOR LIVING ACCOMMODATION, FRONTING LORNE TERRACE CLOSE TO THE MAIN TOWN CENTRE.

- LARGE RESIDENTIAL ACCOMODATION TO UPPER FLOORS WITH ABILITY TO EXPAND INTO ATTIC SPACE.
- GOOD FRONTAGE ONTO THE MAIN ROAD THROUGH BRAMPTON TOWN CENTRE.
- PRIVATE PARKING AVAILABLE TO THE REAR VIA HOWARD ARMS LANE.

DESCRIPTION

A Grade II listed, four storey, town centre property; with the ground floor consisting of a fish and chip shop and former cafe. The adjoining upper floor residential space is currently used as two adjacent 3 bedroom flats.

There is Gas central heating fitted across the whole property.

The utilities/services into the property will likely require some modernisation.

LOCATION

The property is located fronting Lorne Terrace adjoining Front Street in the centre of Brampton. Other occupiers include a mix of local retail, medical and food operators.

Brampton benefits from being within 1/4 of a mile of William Howard Secondary School, 9 miles from Carlisle city centre and recent housing developments increasing the local population.

SERVICES

All mains services are connected to the property.

The mains services have not been tested and are understood to require modernisation.

SALE PRICE/TENURE

Offers in the region of £325,000 for the freehold interest in the property, with vacant possession.

RATEABLE VALUE

ACCOMODATION

The property comprises the following approximate areas:-

GROUND FLOOR

Fish and Chip Shop

Shop front – 227 sq ft (21 sq m)

Prep area – 156 sq ft (15 sq m)

External Store – 124 sq ft (11 sq m)

Former Café Premises

Café area – 634 sq ft (59 sq m)

prep/store – 65 sq ft (6 sq m)

BASEMENT

Stores – 207 sq ft (19 sq m)

Cupboard – 37 sq ft (3 sq m)

UPPER FLOORS

Residential Areas

No 3 Lorne Terrace

Living/Dining (FF) – 317 sq ft (29 sq m) (max)

Kitchen (FF) – 172 sq ft (16 sq m) (max)

Bed 1 (SF) – 172 sq ft (16 sq m) (max)

Bed2 (SF) – 143 sq ft (13 sq m) (max)

Bed3 (SF) – 98 sq ft (9 sq m) (max)

Bathroom (SF) – 51 sq ft (5 sq m) (max)

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.

3 Lorne Terrace – £3,800

4 Lorne Terrace – £7,500

(2023 listings)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

COUNCIL TAX

The first floor flat falls into Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please refer to the Floorplan & EPC section above.

VAT

VAT is not applicable.

VIEWINGS

Please contact Walton Goodland.

Attic – 312 sq ft (29 sq m) (max)

No 4 Lorne Terrace

Kitchen (FF) – 172 sq ft (16 sq m) (max)

Living/Dining (FF) – 206 sq ft (19 sq m) (max)

Bathroom (FF) – 72 sq ft (7 sq m) (max)

Bed 1 (SF) – 208 sq ft (19 sq m) (max)

Bed 2 (SF) – 173 sq ft (16 sq m) (max)

Bed 3 (SF) – 69 sq ft (6 sq m) (max)

Attic (Room 1) – 151 sq ft (14 sq m) (max)

Attic (Room 2) – 112 sq ft (10 sq m) (max)

EXTERNALLY

Large rear garden currently split into 2 grassed areas.

Garage – 295 sq ft (27 sq m) (max)

Store – 62 sq ft (6 sq m) (max)

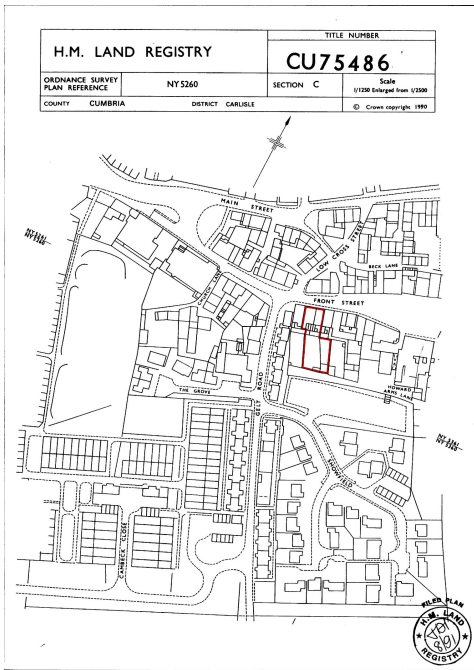
Parking Space x 1

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@waltongoodland.com www.waltongoodland.com





This is a copy of the site plan on 10 FEB 2025 at 14:25:38. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number: AC000001003

Energy performance certificate (EPC)

3 Lorne Terrace Front Street BIRKBECKTON CA8 1HG	Energy rating D	Valid until: 12 February 2035 Certificate number: 6778-6836-4943-8803-8602
-----------------------------------------------------------	---------------------------	-------------------------------------------------------------------------------

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area: 75 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

4 Lorne Terrace Front Street BIRKBECKTON CA8 1HG	Energy rating E	Valid until: 12 February 2035 Certificate number: 9169-4823-0382-2302-8402
-----------------------------------------------------------	---------------------------	-------------------------------------------------------------------------------

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area: 68 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

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.

Walton Goodland, 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@walgoodland.com www.walgoodland.com

