FOR SALE

1 Brunswick Street, 72, 74 & 76 Warwick Road

Carlisle, CA1 1ED

SUBSTANTIAL CENTRALLY LOCATED FREEHOLD BLOCK WITH PART INCOME PRODUCING INVESTMENT

WALTON GOODLAND

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Prominent, visible, corner location in central Carlisle

KEY HIGHLIGHTS

- Prominent, visible, corner location in central Carlisle.
- Adjoins Portland Square (North) and luxury development by Halston Homes.
- Attached interlinked row of 3-storey properties comprising existing Doctor's Surgery and Pharmacy.
- 1 Brunswick Street, 72 & 74 Warwick Road to be sold with vacant possession.
- 76 Warwick Road is let to Lloyd's Pharmacy on a 10 year lease at £21,000 pa.
- Alternative use potential with permitted development to Use C3 – dwelling houses.
- The property is situated in a Conservation Area but is not a listed building.
- Unique potential for redevelopment to compliment Portland Square renaissance.
- Ideally located amongst mixed commercial and residential occupiers, comprising good quality popular eateries, retail, bar and hotel establishments.
- Close to all City Centre amenities, including West Coast Mainline Railway Station and other transport connections.

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LOCATION

The property occupies a prominent and visible location fronting the main A69 arterial route into Carlisle at the junction of Warwick Road and Brunswick Street on the fringe of the main central business core.

The surrounding area is mixed commercial interspersed with an increasing number of previously converted office premises now being reconverted back into residential use. The property sits immediately to the north of Portland Square, an attractive example of elegant Victorian Architecture with its own public garden at the centre. The square is currently experiencing a renaissance led by the high quality redevelopment of numerous former commercial buildings into exclusive residential town houses and apartments.

Nearby occupiers include Savills and Fine & Country along with a mix of up market restaurants.

DESCRIPTION

The property comprises a substantial block of commercial property. Originally a school, the buildings are all interlinked being currently occupied as a Doctor's Surgery.

The buildings are of traditional brick and stone construction, extending over three floors with basement areas in parts and feature a selection of prominent bay windows and internal features with ramped and stepped access to the front entrance. The roof is multi-pitch and slate and the property has been extended across the rear in various parts to provide additional space.

No. 76 Warwick Road, at the eastern most end of the block, is currently let to Lloyd's Pharmacy with public access through the shared entrance of No. 74 Warwick Road.

ACCOMMODATION

The property comprises the following approximate areas:

Basement	935 sq. ft.	(87 sq. m.)
Ground Floor	4,672 sq. ft.	(434 sq. m.)
First Floor	4,137 sq. ft.	(384 sq. m.)
Second Floor	2,098 sq. ft.	(195 sq. m.)

In addition, No. 76 Warwick Road comprises a total of 2,148 sq. ft. (200 sq. m.) arranged as retail pharmacy dispensary sales space across ground floor with first and second floor storage.

In its entirety, the building extends to 13,990 sq. ft. (1,300 sq. m.)

SERVICES

The property is connected to all mains services and benefits from gas central heating. Please note, the gas powered heating system is not currently operational.

TENURE

The property is available for sale freehold with vacant possession of 1 Brunswick Street, 72 & 74 Warwick Road. The freehold of 76 Warwick Road is included in the sale, however, this part is currently let on an existing lease to Lloyd's Pharmacy for a term of 10 years expiring 22 September 2026 at a passing rent of £21,000 pa.

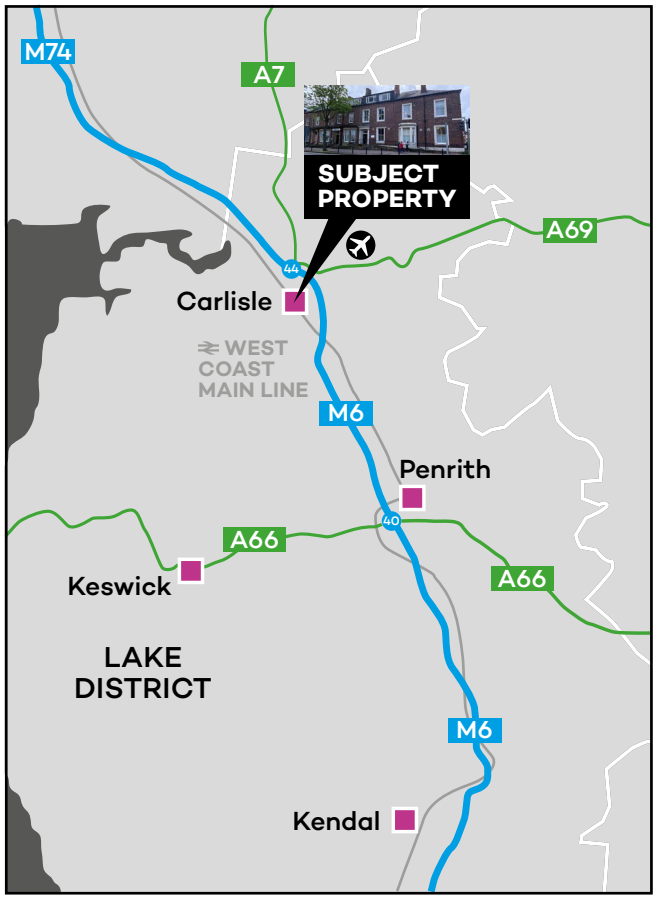
The property is available for sale as a whole in its entirety and will not be split and sold in separate parts.

PRICE

Offers of **£600,000** for the freehold interest in the entire property.

PLANS

Indicative layout plans can be obtained upon request from Walton Goodland, albeit please note that these are not to scale and are for reference purposes only.



OPPORTUNITY

An opportunity exists to acquire a significant block of property on the edge of an area currently undergoing transformation in parts into luxury high end residential units.

The property could be split for alternative uses or converted in its entirety into multiple residential units. Portland Square to the rear, is a beautiful example of Victorian Architecture with Halston Homes having sold out Phase 1 of Portland Square North with unprecedented demand for Phase 2 which is currently under redevelopment.

The subject property could be converted to make a real statement building and also has boutique/ aparthotel potential.

EPC

The property benefits form a valid Display Energy Certificate (DEC) with a current rating of **C-53**.

An EPC is also registered for No. 76 Warwick Road with a rating of **D-96**.

VAT

VAT is not applicable.

VIEWING

Vacant possession is expected from August 2022. Viewings can be arranged in the meantime subject to advance prior appointment and confidentiality. Please contact Walton Goodland.

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