



**FOR
SALE**

Vaseys Furniture Store

Lancaster Street, Carlisle, CA1 1TF

UNIQUE 2 ACRE FREEHOLD TOWN CENTRE RETAIL SITE
& DEVELOPMENT OPPORTUNITY

WG

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CUMBERLAND
INFIRMARY

CARLISLE
CITY CENTRE

NEW SITE FOR
UNIVERSITY OF
CUMBRIA

ENGLISH GATE
PLAZA LEISURE

The Lanes

RAILWAY STATION
REDEVELOPMENT

CARLISLE
STATION

MATALAN

vue
cinemas

BOTCHERGATE

CUMBERLAND
COUNCIL HQ

SUBJECT
PROPERTY

bensons
for beds

LONDON RD (A6)



CARLISLE
STATION

ibis

vue
cinemas

CUMBERLAND
COUNCIL HQ

BOTCHERGATE

ST NICHOLAS
TRADING ESTATE

LONDON RD
(A6)

ST NICHOLAS GATE
RETAIL PARK

B&Q

SUBJECT
PROPERTY

bensons
beds



Substantial c.68,000 sq ft of floorspace
comprising galleried retail showroom and
warehousing with parking

KEY HIGHLIGHTS

- Freehold land and buildings with retail consent
- Extensive showroom space with first floor gallery, offices and stores
- Rear of Botchergate, 250m from Carlisle Railway Station and Citadel
- Railway station undergoing improvement transformation works
- New University of Cumbria to be developed adjacent to railway station
- Popular leisure uses, bars and restaurants nearby
- Easy access to city centre core and all transport routes
- Includes parking for approx. 90 vehicles
- Within same ownership for past 37 years
- Would suit alternative uses subject to any consents
- Excellent development potential - could also split to create multiple units
- Nearby occupiers comprise mixed users including St Nicholas Trading Estate, Vue Cinemas, Aztec adventure play, Bensons for Beds, Ibis and Cumberland Council

LOCATION

The subject property occupies a large well known site close the city centre having traded as the popular Vaseys furniture store for the past 37 years.

The site is situated between St Nicholas Trading Estate to the east and the west coast mainline railway to the west. Carlisle Railway Station is nearby in what is a busy mixed use area to the rear of Botchergate. The latter comprising a popular nighttime leisure destination to the south of the city centre.

Crown Street, along the northern boundary of the site, comprises a very busy link road for traffic passing from the west of the city to the east and south. Lancaster Street itself is a popular rat-run between Botchergate (A6) and arterial routes heading west.

The property is within easy walking distance of the central pedestrianised core with the site of the new University of Cumbria situated in between.

DESCRIPTION

The overall site extends to approximately 2 acres comprising a substantial retail showroom with first floor galleried sales landing, offices and stores. Beyond which there is both single and two storey warehousing built with concrete floors.

The main parking area extends to the front adjacent to the showroom with capacity for upto 72nr vehicles (est). Further parking is available along the east elevation which can accommodate another 18nr vehicles (est).

The main retail showroom building is of steel portal frame construction with brick infill walls beneath a profile asbestos cement sheet roof. The warehouse space to the south is in two sections, a steel frame two storey part and the other a concrete portal frame clad in profile steel sheeting. There is vehicle access to the front gable end and rear of the property.



ACCOMMODATION

The property comprises the following approximate areas:

Retail Showroom

Ground Sales:	2,493 m ²	26,832 ft ²
First Sales:	1,268 m ²	13,649 ft ²

Warehousing

Ground Stores:	1,615 m ²	17,386 ft ²
First Stores:	822 m ²	8,849 ft ²

Ancillary

First Offices:	139 m ²	1,496 ft ²
Total:	6,337 m ²	68,212 ft ²

Toilet facilities are located adjacent to the front showroom section of the building at ground floor and comprise ladies and gents.

External / Site Area:

The grounds of the property extend to approximately 2 acres and comprise a mix of tarmac and concrete hardstanding providing private parking for upto 90nr vehicles. In addition, there is an electrical substation at the south east of the site close to Lancaster Street.

SERVICES

Mains water, gas, drainage, gas and electricity are connected to the property. The main showroom area is served by suspended warm air gas blowers.

None of the services or associated plant has been tested.

TENURE

The property will be sold freehold with vacant possession.

There is an electrical substation located within the boundary of the property. We understand this may also serve other premises on the adjoining estate.

Note: there is an existing arrangement with a car parking operator to run the main car park fronting the entrance to the retail showroom. This will be terminated upon sale completion.



PRICE

All enquiries to Walton Goodland.

OPPORTUNITY

The property provides once in a generation scope for an investor/developer or owner occupier to acquire the building for either its existing or an alternative use and subsequently let/refurbish/redevelop the site.

PLANNING

The site is not specifically designated within the Carlisle and District Local Plan 2015-2030 and is not in a Conservation Area.

The property benefits from retail planning use which it has historically held. The existing owners have traded from the site since approximately 1988.

Interested parties can enquire of Cumberland Council on www.cumberland.gov.uk or telephone: 0300 373 3730.

BUSINESS RATES

The subject property is assessed for Business Rates and has a Rateable Value of £240,000.

Interested parties should contact Cumberland Council on www.cumberland.gov.uk particularly where a change of use might impact on the Rateable Value quoted.

VAT

All prices are quoted exclusive of and are not liable to Vat.

EPC

An EPC has been commissioned. Please contact the selling agents for further details.

VIEWINGS & CONTACT

Please refer all enquiries to Stephen Sewell at:

e: stephen@waltongoodland.com

t: 01228 514199

Walton Goodland, 10 Lowther Street, Carlisle, CA3 8DA



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