



WALTON
GOODLAND

Chartered Surveyors

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FOR SALE

GIA 609 m2 / 6,560ft2 | OIRO £245,000

24 Lowther Street

Carlisle, Cumbria, CA3 8DA

Attractive substantial Victorian office building over 5 floor levels

- Prominent location in Carlisle City Centre
- Grand statement period building
- Freehold sale with vacant possession
- Extends onto Crosby Street
- Development/refurbishment opportunity
- Potential to split and self contain parts
- Would suit various uses, subject to planning
- Vehicular access at Rear
- Sold as seen on instructions of LPA Receivers





LOCATION

Fronting Lowther Street the main thoroughfare through Carlisle city centre. Other occupiers include a mix of local and national retail, office, food and beverage operators.

DESCRIPTION

Three storey, plus large commercial lower ground floor and third floor attic offices, Grade II listed building with rear offshoot extending between Lowther St and including 19 Crosby St.

Attractive calciferous sandstone construction with open balustraded parapet and graduated slate roof. Potential to self contain the lower ground floor and rear offshoot. Parking and multiple access at the rear.

ACCOMMODATION

The property comprises the following approximate GIA:-

- Lower Ground Floor - 171 m² (1,842 ft²)
- Ground Floor - 208m² (2,244 ft²)
- First Floor - 93 m² (996 ft²)
- Second Floor - 70 m² (758 ft²)
- Attic/Third Floor - 67m² (720 ft²)

External - parking for approx. 3nr vehicles in enclosed rear yard.

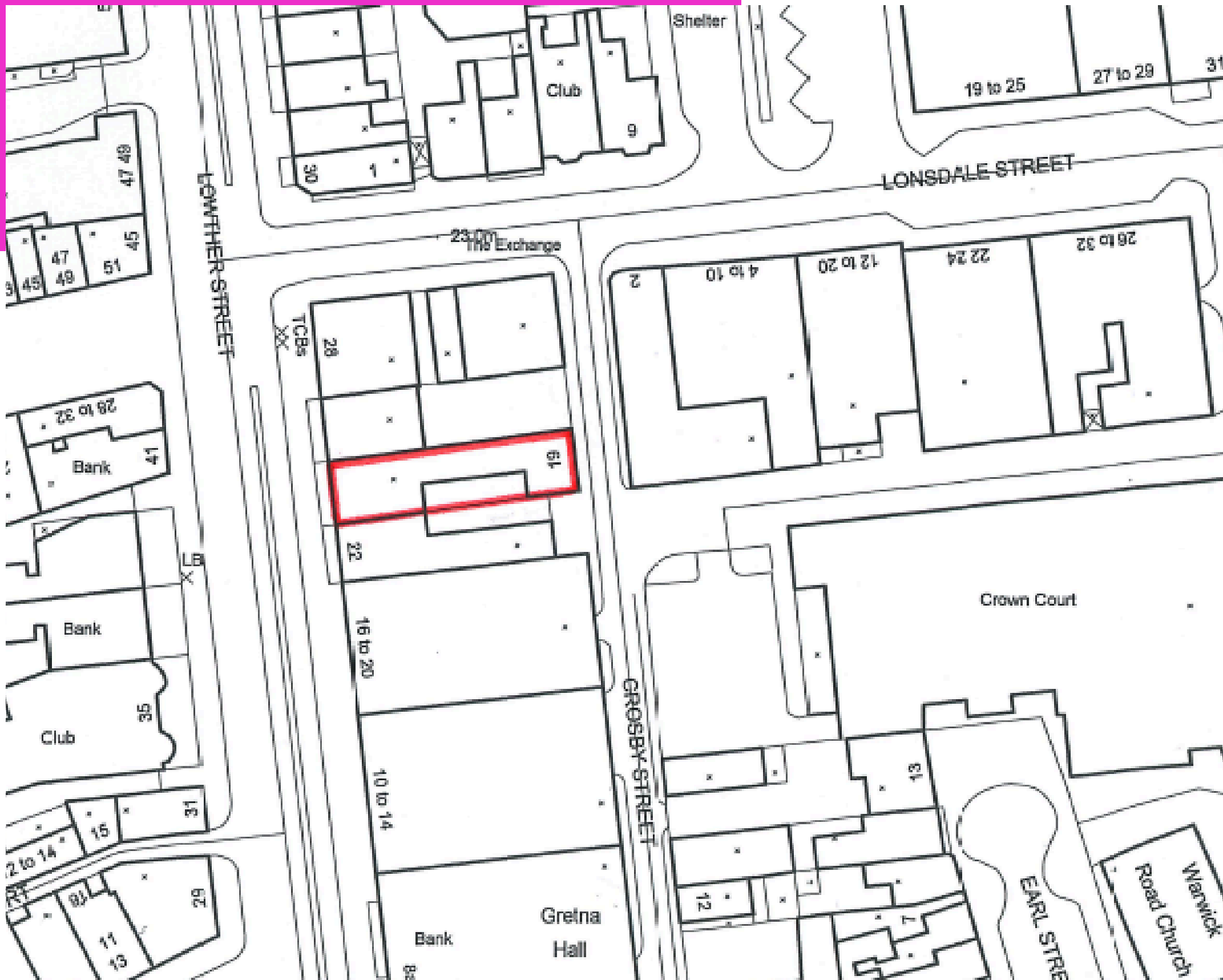
SERVICES

Mains water, drainage, gas and electricity are connected to the property. None of the services or associated plant has been tested.

PRICE

Offers in the region of £245,000.





TENURE

Freehold with vacant possession. The property is sold as seen.



PLANNING

Currently vacant commercial offices. Would also suit alternative uses subject to any necessary consents. Interested parties should contact Cumberland Council at www.cumberland.gov.uk or on 0300 373 3730.



EPC

E-110



BUSINESS RATES

Rateable Value - £26,500



VAT

All prices are quoted exclusive of and may be liable to VAT.



VIEWINGS & CONTACT

All enquiries to:

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