

Carlisle – 36/38 Botchergate, Cumbria CA1 1QS
Virtual Freehold Vacant Office with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

Virtual Freehold Vacant Office with Residential Development Potential



Investment Consideration:

- Purchase Price: £75,000
- VAT is NOT applicable to this property
- Comprises vacant self-contained office accommodation at first and second floor
- The Vendor has drawn up sketch floor plans for a potential development of 8 x Self-Contained Flats, subject to obtaining the necessary consents
- Located in the town centre within walking distance to Carlisle Train Station
- Nearby occupiers include Vue Cinema, Ibis Hotel, Snap Fitness and more.



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Property Description:

The property comprises first and second floor office accommodation, with separate access at the front of the building. Residential development potential, subject to obtaining the necessary consents.

The property provides the following accommodation and dimensions:

First/Second Floor: Office 408 sq m (4,392 sq ft)

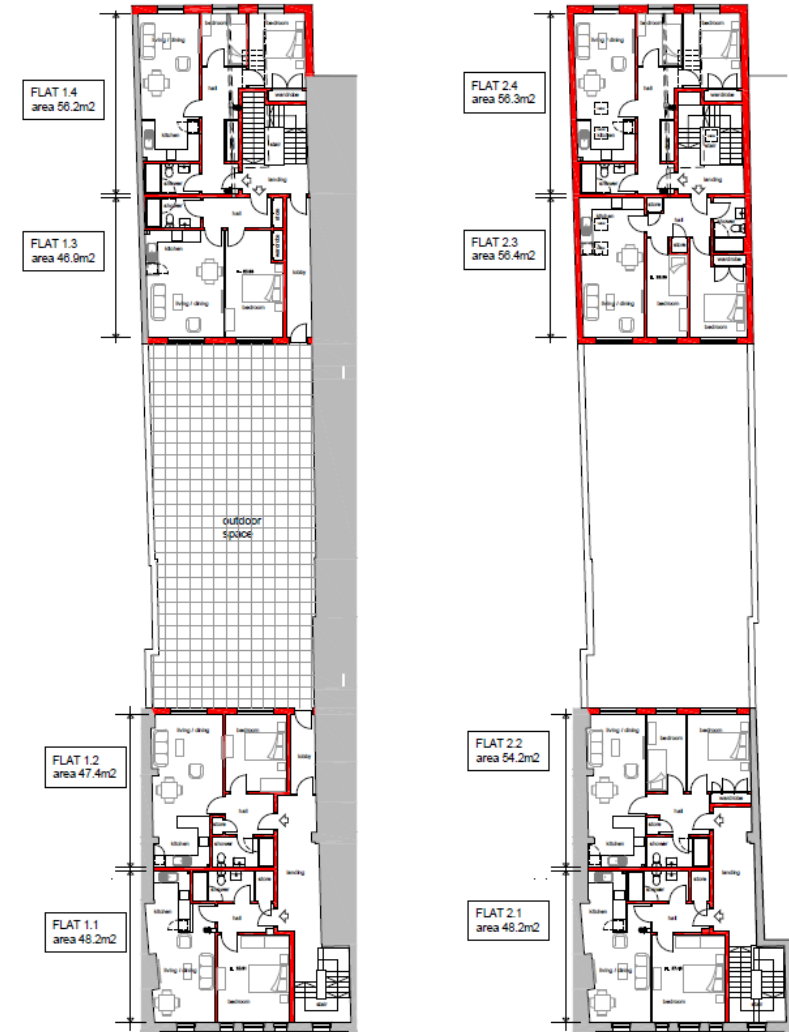
*The Vendor has drawn up sketch floor plans for a potential development to provide 8 x Self-Contained Flats (STTP).

Tenancy:

The property is at present vacant.

Tenure:

To be held on a new 999 Year lease from completion at a ground rent of peppercorn.



Proposed First Floor Plan

Proposed Second Floor Plan

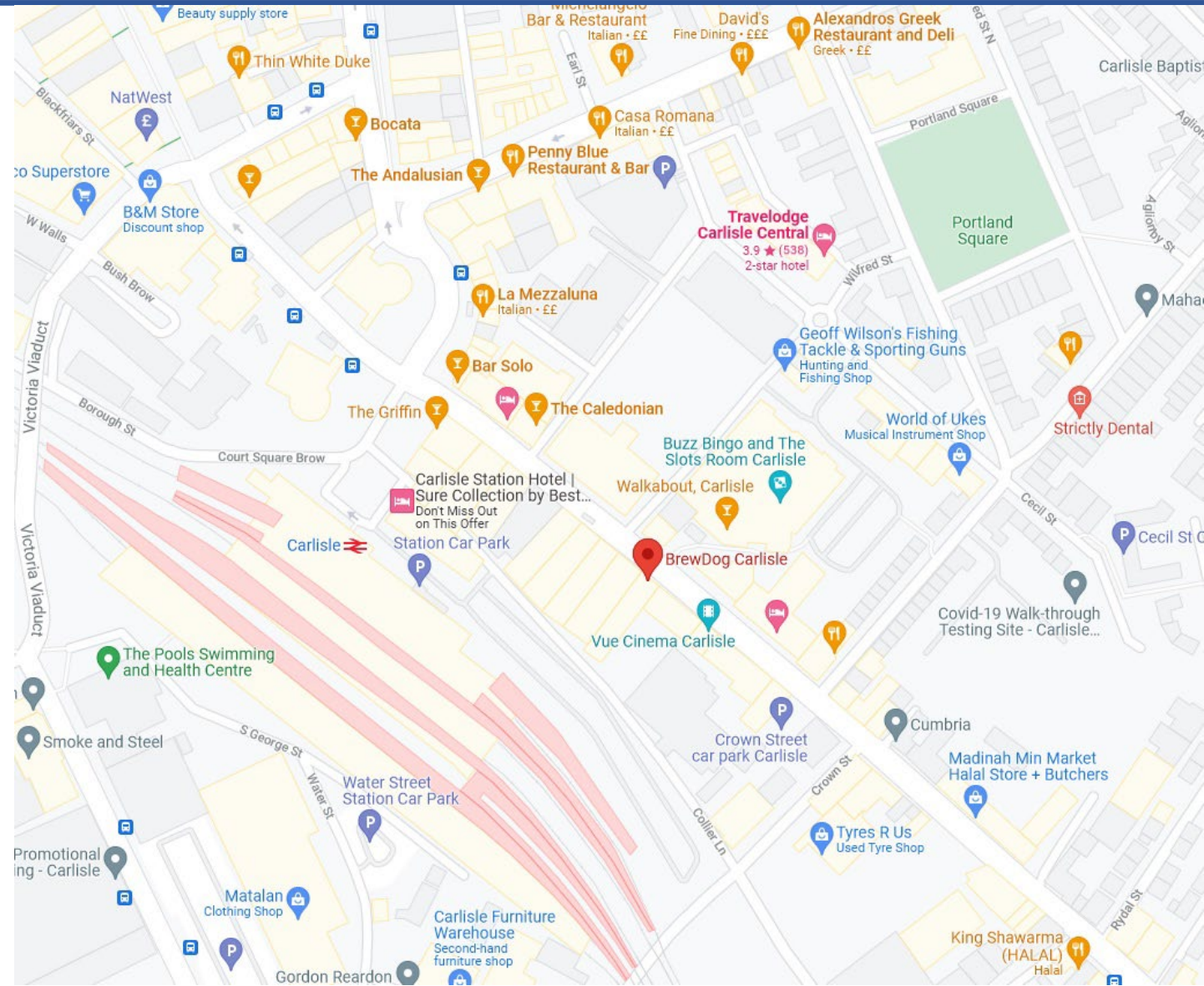
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Location:

Carlisle is a border city and the county town of Cumbria, as well as the administrative centre of the City of Carlisle district in North West England. Carlisle is located 8 miles south of the Scottish border at the confluence of the rivers Eden, Caldew and Petteril. Carlisle is the only city in Cumbria. The city centre is largely pedestrianised and the Lanes shopping centre is home to around 75 shops. Carlisle is linked to the rest of England via the M6 motorway to the south, and to Scotland via the M74/A74 towards Glasgow and the north. Located in the town centre within walking distance to Carlisle Train Station. Nearby occupiers include Vue Cinema, Ibis Hotel, Snap Fitness and more.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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PROPERTY INVESTMENT & DEVELOPMENT

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