



**Hayward
Tod**

3 Bed Apartment and Ground Floor Retail Unit Investment | 52 Warwick Road | Carlisle | CA1 1DR
£250,000





Prominently located mixed use investment opportunity comprising a tenanted ground floor commercial unit and a currently vacant two/three bed duplex apartment; which would suit either a long term or Airbnb type letting. Short walk to city centre and Carlisle Railway Station.

APPROXIMATE MILEAGES

Carlisle Station 5 mins (walk) | M6 motorway 1.7 | Penrith - North Lake District 21 | Newcastle International Airport 56

Retail Unit - Front retail space | rear kitchen/prep area |
Basement - Two large storage rooms and two smaller storage rooms | Apartment - communal entrance hallway | bathroom | kitchen | living room | bedroom one/dining room | second floor - two double bedrooms | walk-in eaves storage | gas central heating | part double glazing | EPC pending | council tax band A | Freehold | Shop Lease 5 years from 30th May 2023 - Rent £8580 PA. (£715) Per month.

WHY WARWICK ROAD?

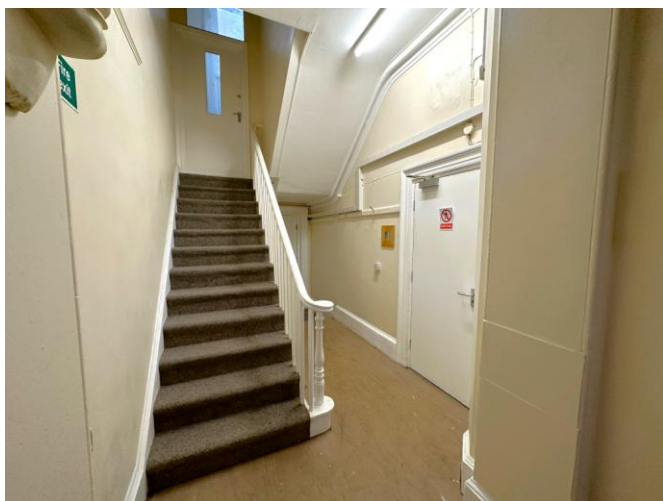
Right in the heart of the city centre the property benefits from good footfall for the retail unit and a desirable location for a residential occupier thanks to the proximity of shops, bars, restaurants and public transport. The railway station is a couple of minutes walk, making the property ideal for shorter term tenants visiting the city for work or leisure.

ACCOMMODATION

The ground floor is currently tenanted and generates instant income for the purchaser; with the flat above being vacant this offers flexibility to use as required, be that to owner occupy or generate additional income through short or long term rental. The apartment has undergone renovations at the hands of the current owners, with the addition of gas central heating being one of the more noteworthy changes. The top floor has been developed to provide two additional bedrooms and a sizable eaves



storage space, as well as being further insulated, decorated and carpeted. The first floor comprises the bathroom, a good size kitchen, a living room and a second room which could either be the third bedroom or an additional living/dining space. In the basement there are two large storage rooms and two smaller stores. The shop unit comprises a front retail space and a similarly sized rear kitchen/prep room. Externally there is very little outside space, aside from an access to the rear lane.





Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.