



53 Wigton Road, Carlisle, CA2 7AY

Guide Price £60,000



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- Excellent retail investment opportunity in Carlisle
- Long term occupation by The Salvation Army
- Periodic lease with annual rent of £4,400
- Rear lane for convenient access

Two storey, mid-terraced retail store situated in a popular district in Carlisle with long-term tenant in occupation

Council Tax band: It is not currently rated.

Tenure: Freehold

Location

The subject property is located centrally within a popular inner-city district in Carlisle and is situated immediately west of the city centre. Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway network. It is also on the main west coast Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle airport, along the A69 trunk road. The City of Carlisle has a residential population of around 75,000, a wider city population of around 108,000 and an estimated catchment population of 235,000. As well as being the dominant shopping location, it is also the administrative centre in Cumbria and the Borders.



C&D Rural are delighted to offer a two storey mid terraced retail unit forming part of a parade of similar shop units on Wigton Road, Carlisle with the benefit of access from the rear lane. The ground floor comprises of the main shop area fitted with laminate flooring and kitchenette at the rear of the building. Storage is available under the stairs and a back door provides access to the rear lane. Upstairs there is additional retail space available which is currently being utilised as stock rooms.

The building is of brick construction underneath a pitched slate roof.

Accommodation

The property comprises of a mains sales area, kitchen, fitting room and storage cupboard on the ground floor. Upstairs there are two stock rooms and a WC.

Tenancy

The shop is currently let to The Salvation Army who have occupied the premises for over 20 years. A periodic lease is currently in place and the rent is £4,400 per annum payable quarterly. We understand the Salvation Army is prepared to continue letting the premises and open to negotiating a new fixed lease.

Proposal

The property is available for sale at a Guide Price of £60,000 exclusive, for the freehold interest, subject to the occupational lease.

Legal Costs

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.



Rateable Value: The Rateable Value for 53 Wigton Road is set at £5,500 per annum effective from April 2023. The business falls under the the small business exemption scheme.

Services: 53 Wigton Road is serviced by mains water, electricity, drainage and electricity. Heating is from electric heaters.

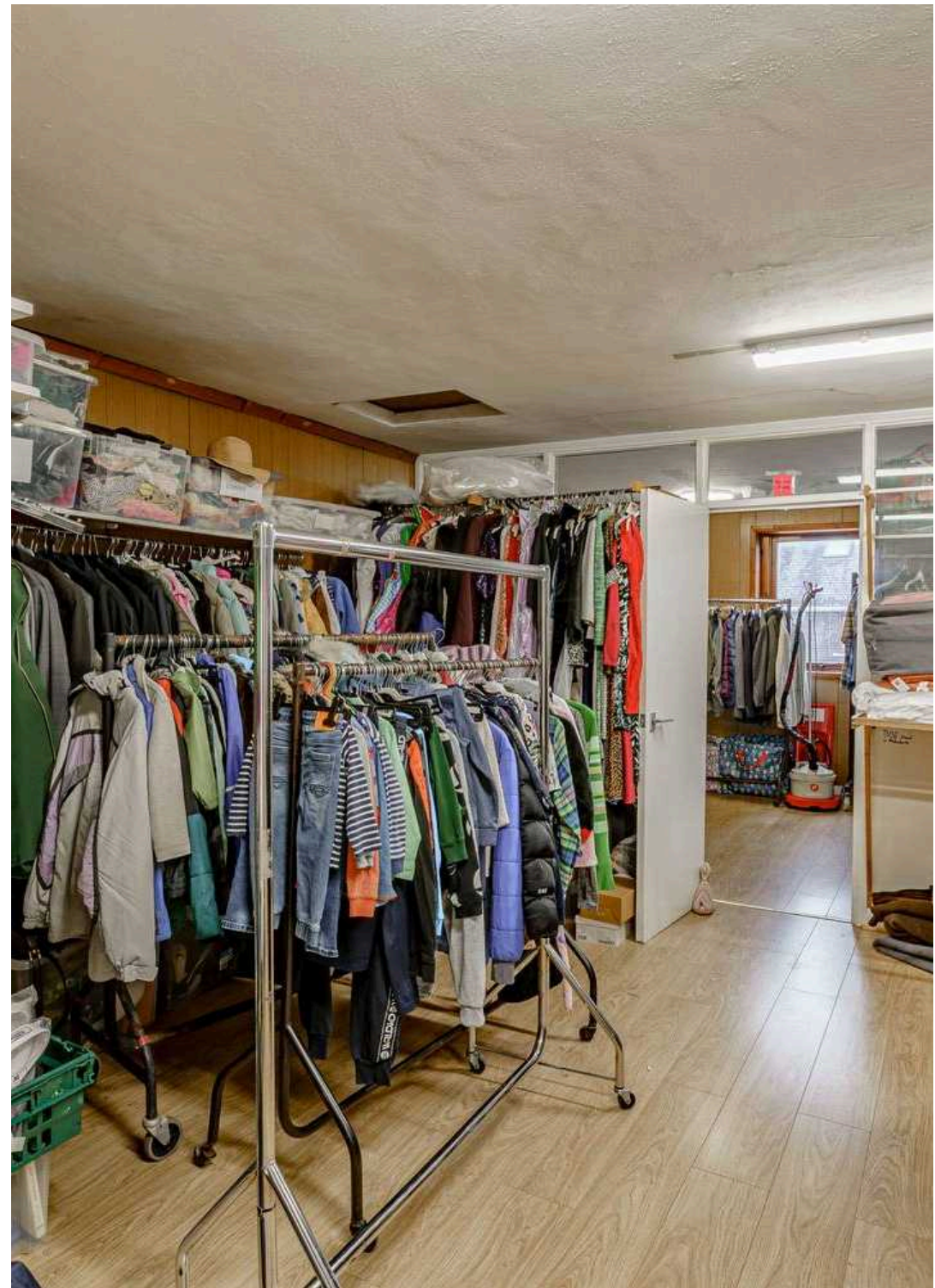
Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

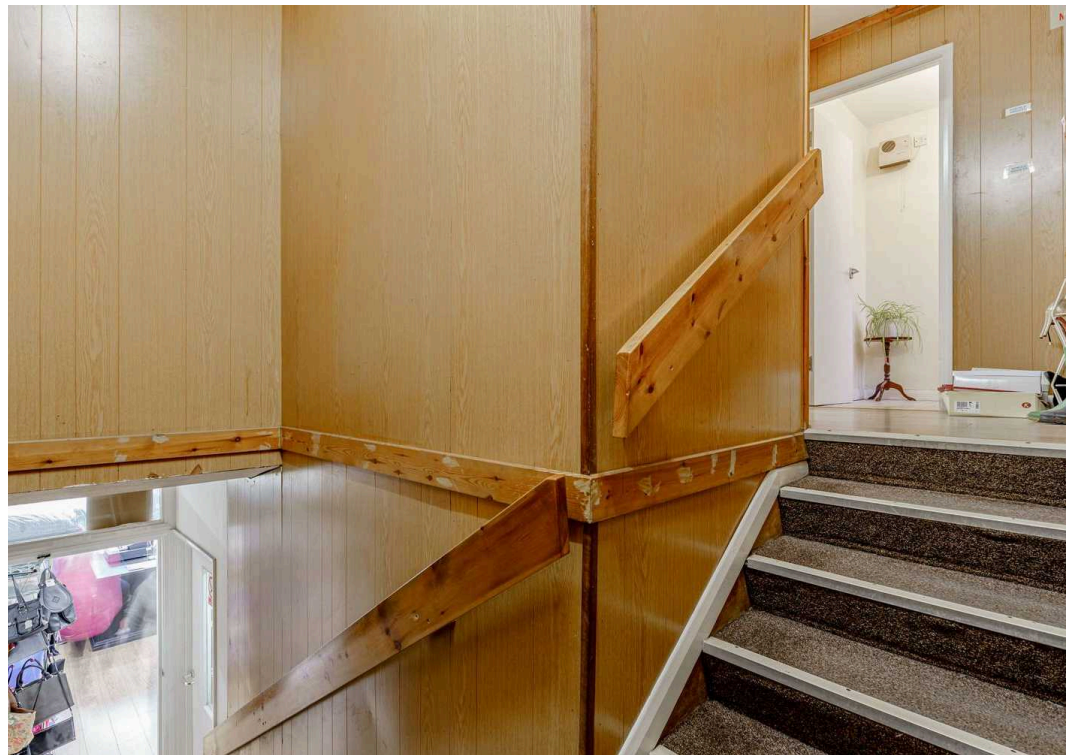
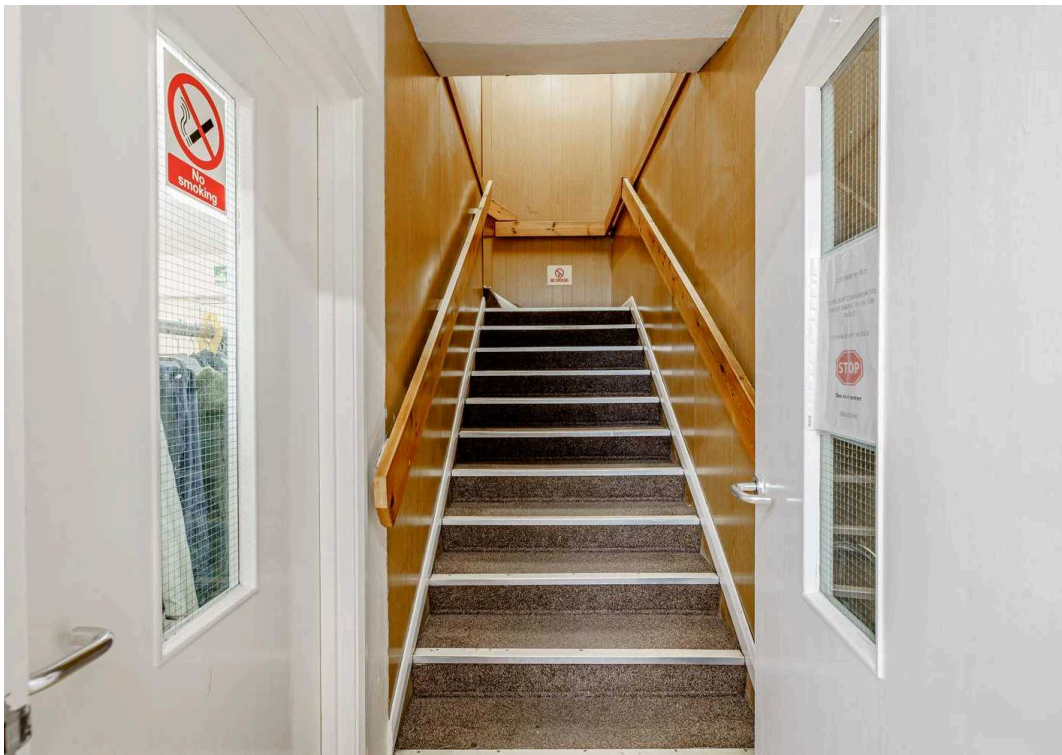
EPC Rating: A copy of the EPC for the property is available upon request.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

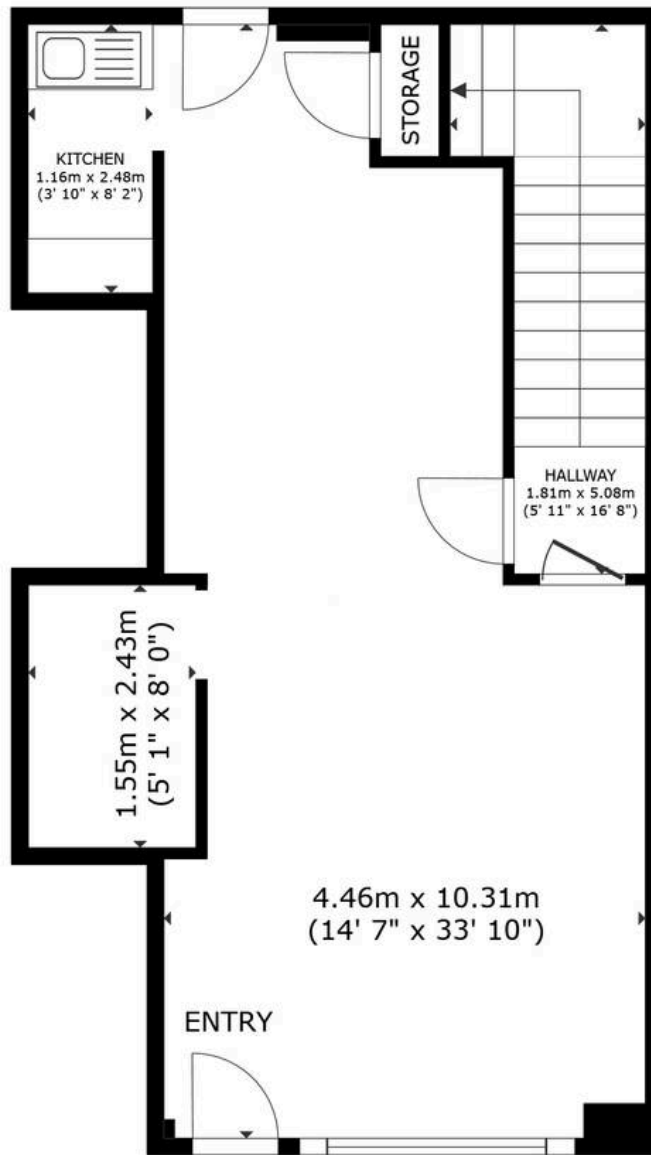
Tenure and Possession: The Freehold title is offered for sale with tenant in situ.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.





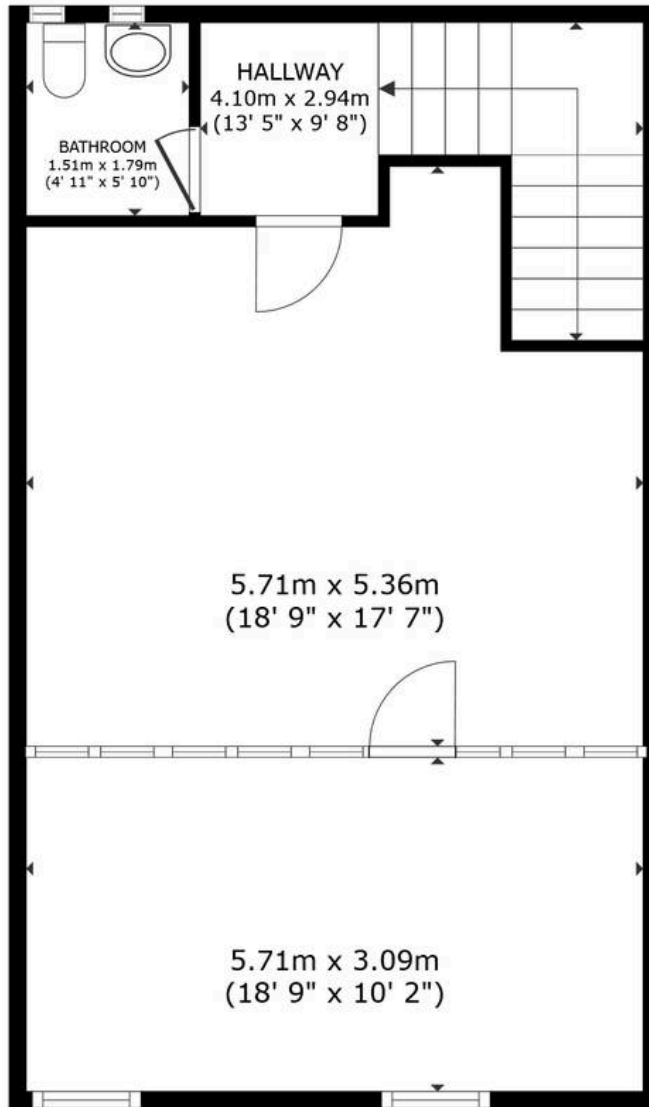




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 52.1 m² (560 sq.ft.) FLOOR 2 56.4 m² (608 sq.ft.)
 TOTAL : 108.5 m² (1,168 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 52.1 m² (560 sq.ft.) FLOOR 2 56.4 m² (608 sq.ft.)
TOTAL : 108.5 m² (1,168 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents.