

Investment

24 Lowther Street,
Carlisle
CA3 8DA

Substantial Office
Premises in the
Heart of Carlisle —
Excellent Investment
Opportunity

360.88 SQ M
3884 SQ FT



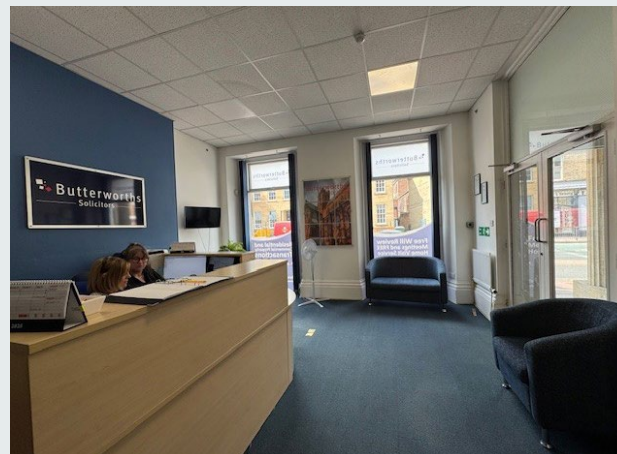
Property Details

- Investment Opportunity
- Excellent location
- Abundance of period features throughout
- Currently let at £30,000 per annum
- FRI lease for 5 years from February 2024
- Asking price for the freehold investment £330,000

LOCATION:

Carlisle is the principal city in Cumbria and acts as the county's administrative and retail centre. It serves as a regional hub with a catchment extending into Southern Scotland and the Lake District. The city benefits from good transport links, with access to the M6 motorway at Junctions 42—44, the West Coast Mainline railway, and proximity to the Carlisle Lake District Airport.

Lowther Street is one of Carlisle's prime retail and commercial locations, forming part of the city centre's main spine of retail and leisure properties. It links Victoria Viaduct to the south with the pedestrianised core of the city, including English Street and Scotch Street, to the north. The immediate vicinity is characterised by a mix of national and independent retailers, food and beverage operators, and professional services occupiers. Notable nearby occupiers include betting shops, charity retailers, estate agents, and food outlets. The area has historically benefitted from strong footfall, although there has been some repositioning of uses in recent years due to the evolving retail environment.



Property Details

DESCRIPTION:

A rare opportunity to acquire a prominent and substantial Grade II period office building located in the heart of Carlisle, currently occupied by a well-established firm of solicitors.

This attractive stone-built property extends over five floors and boasts a wealth of original period features, including an exceptionally impressive stone staircase.

The ground floor benefits from a welcoming reception area accessed directly from Lowther Street, leading through to a range of consulting rooms and administrative office spaces. Each floor is thoughtfully laid out to maximise use of space, and the entire building is currently being fully utilised by the existing tenant.

This well-maintained property offers an excellent opportunity for investors seeking a secure and established commercial tenant in a prime city centre location.

ACCOMMODATION & FLOOR AREAS :

The property extends over 5 floors and has Net Internal Area of 360.88sq m (3884 sq ft)

SERVICES:

The subject benefits from mains water, gas and electricity.

SALE TERMS:

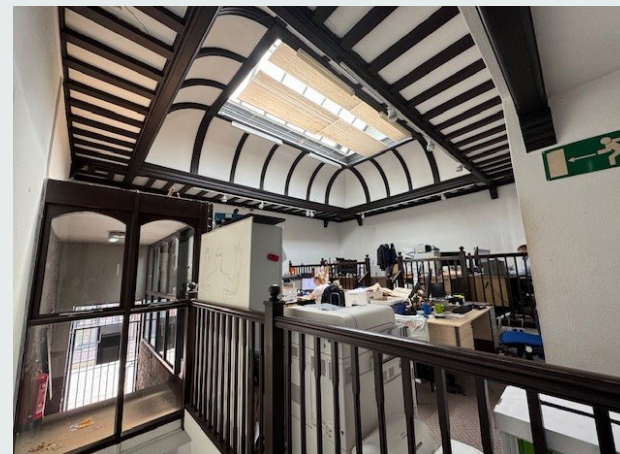
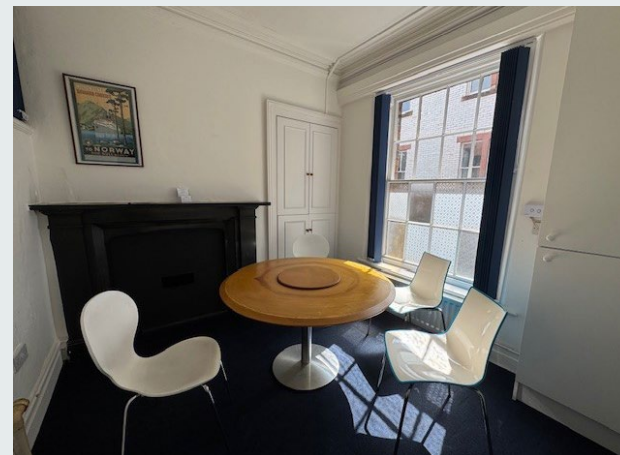
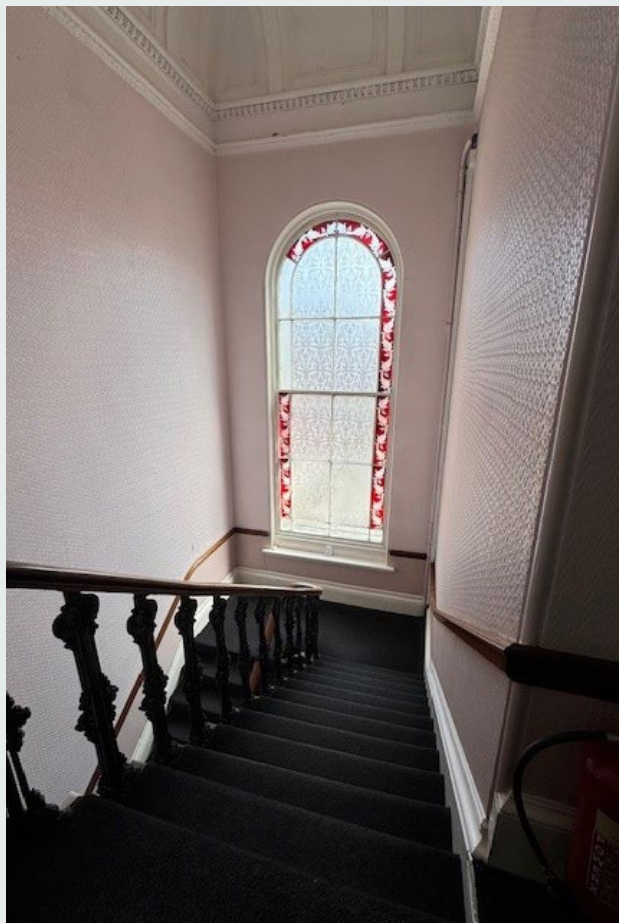
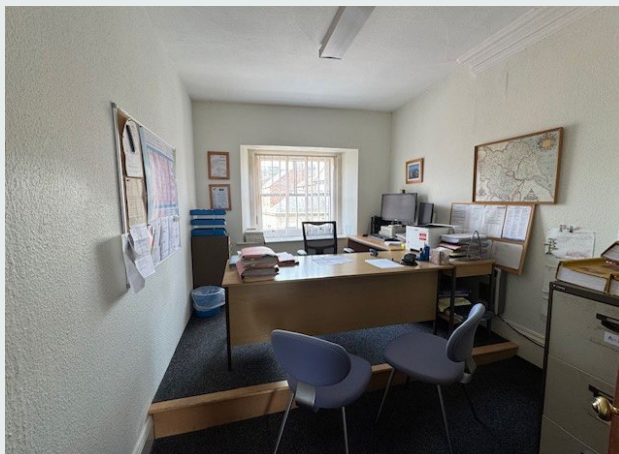
Our client is seeking offers in the region of £330,000 for the freehold investment.

LEASE DETAILS:

The property is currently let for a period of 5 years from February 2024 at a rental figure of £30,000. Details of the lease are available on request.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



Property Details

NON DOMESTIC RATES:

The property currently has a rateable value in the ratings list of £24,750.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

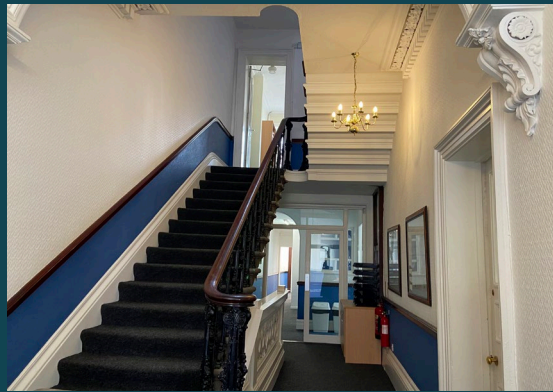
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM HALL



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RICS