

Eden House, Lancaster St, Carlisle, Cumbria, CA1 1TF



Business Rates - The property has a rateable value of £59,250 in the current rating list.

Tenure - Freehold subject to existing tenancy, detailed below with the remainder subject to vacant possession.

Tenancy - Part of the ground floor is let to Homeplan Kitchens for a term of 7 years, from 4 November 2013 at a rent of £10,000 per annum. The lease is drawn on an internal repairing and insuring basis with 3 yearly reviews and tenants break option.

Planning - The unit has planning consent (ref 15/022) to be split into 3 retail units with gym, leisure and office space on the first floor.

Energy Performance Certificate - The property is assessed as having a rating within band D.

17,340 Sq. Ft (1,612 Sq. M).

Part income producing.

Showroom/workshop ready for conversion.

Planning consent for bulky retail, gym/leisure and office use.

Description:

Eden House comprises a detached retail warehouse set over two levels with separate access to both levels, constructed to the following

Specification:

- Steel framed construction
- Brick elevations
- Profile metal clad roof cover
- Mix of showroom and workshop areas
- Dedicated car park
- Part let

Location:

The property is situated fronting Lancaster Street, a commercial area just off A6 Botchergate/London Road on the edge of Carlisle City Centre. The A6 provides direct access to the City Centre to the west and junction 42 of the M6 motorway 3 miles to the east.

Accommodation	Sq ft	Sq m
Ground floor/showroom/workshop	6,639	617
Homeplan kitchen (let)	1,589	148
First floor showroom	9,121	847

Offers Over £400,000

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