



£265,000

79 Blackwell Road, Carlisle, CA2 4AJ

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Thriving Fish & Chip Shop with Spacious Two-Bedroom Flat – Prime Location in Carlisle

An exciting opportunity to acquire a well-established fish and chip shop with a generously sized two-bedroom flat above, situated in a prime location in Carlisle. This mixed-use freehold property presents an ideal investment for those looking to run a successful takeaway business while benefiting from on-site living accommodation or additional rental income.

The ground floor houses a fully equipped and operational fish and chip shop, benefiting from a strong local customer base and passing trade. The shop is well-presented with a modern frying range, preparation areas, and ample storage space.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	