



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