

# FOR SALE Grade II Listed Carlisle City Centre Residential Opportunity

1 Castle Street,  
Carlisle,  
Cumbria  
CA3 8SY

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Thompson



- Attractive residential opportunity within the Historic Quarter of Carlisle City Centre
- Possible alternative use opportunities, subject to consents
- Total approximate net internal area 274.3 sq m (2,952 sq ft)

**Guide Price £250,000 exclusive, for the freehold interest**

Ref: C1295

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## LOCATION

The property is located in the Historic Quarter of Carlisle within 150m of Carlisle Castle, opposite Tullie House Museum and close to Carlisle Cathedral, and also within walking distance to the retail heart of the city centre and mainline train station.

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.

The building is prominently on the corner of Castle Street and Finkle Street in a mixed commercial and increasingly residential location.

## DESCRIPTION

The Grade II listed building was built in the mid 1890's and has a rough dressed sandstone exterior with a hipped graduated slate roof. 1 Castle Street has a unique curved frontage, which can clearly be seen from the busy Castle Way.

The front ground floor element of the property was historically used as a popular hairdressers, of which the distinctive shop frontage remains today. The access to the shop has now been boarded up internally, making the property in full residential use.

The building retains many original characteristics such as high ceilings, moulded plaster ceiling cornices, large sash windows and attractive window panes.

The accommodation currently provides a ground floor living room, dining area, kitchen point, toilet facilities and access to the rear car park. On the first floor there are three bedrooms and a W/C, plus two separate attics on the second floor.

Externally, there is a yard to the rear of the property with shared access to the neighbouring properties on Finkle Street, which could accommodate up to 3 car parking spaces.



## ACCOMMODATION

The property provides the following approximate net internal areas:

Ground Floor	113.9 sq m	(1,225.9 sq ft)
First Floor	102.6 sq m	(1,104.8 sq ft)
Second Floor	57.7 sq m	(621.3 sq ft)
Total approximate area:	274.3 sq m	(2,952 sq ft)

## SERVICES

The property has mains supplies of gas, electricity and water and is connected to the mains drainage and sewerage systems.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the building can be available upon request.

## PROPOSAL

The property is available for sale at a Guide Price of £250,000 exclusive, for the freehold interest.

## VAT

All figures quoted are exclusive of VAT where applicable.

## LEGAL COSTS

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

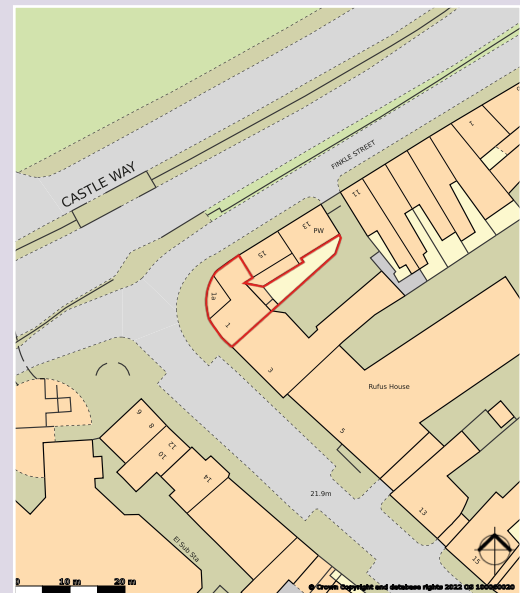
## VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

Ruth Richardson – r.richardson@edwin-thompson.co.uk  
Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

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