



Premier Inn

Lidl

COMMERCIAL DEVELOPMENT POTENTIAL LAND OFF WARWICK ROAD, CARLISLE, CA1 2RZ

- Up to 20 acres of agricultural land split into 3 plots
 - Commercial development potential
- Situated in close proximity to Carlisle city centre and the M6 Motorway
 - Nearby occupiers include Lidl, Premier Inn, Toby Carvery & Tesco
 - For Sale - £1,615,000

LOCATION

The plots are located off Warwick Road, one of the main access roads in Carlisle city centre from the M6 Motorway. The land is situated in a strong commercial location, with Lidl recently building out a new supermarket directly next to the site. The Premier Inn lies adjacent to the site, with Toby Cavalry and Tesco being situated further up Warwick Road towards the M6 Motorway.

Carlisle is the regional capital and lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also based on the Virgin Trains West Coast Main Line providing services between Glasgow and London Euston as well as being approximately 1 hour away from Newcastle Airport along the A69. The city has a population of 75,306 with a wider area population of 107,524 and is a main administrative and retail centre for Cumbria.

DESCRIPTION

The land is split into three plots totally 20.08 acres. Plot 1 is 6.23 acres, Plot 2 is 4.45 acres and Plot 3 is 9.40 acres. Access is currently achieved to Plot 1 via the western boundary of the site. Plot 2 also has its own dedicated access off Warwick Road. Access arrangements to Plot 3 need to be agreed with the vendor prior to the disposal of the site. The plots are currently agricultural land which has not been previously developed on. Given the various commercial uses surrounding the site, there could be a number of potential avenues commercial developers could go down, subject to obtaining the relevant consents.

ACCOMODATION

The land provides the following approximate areas from our measurements:

Plot 1	6.23 acres (2.52 hectares)
Plot 2	4.45 acres (1.80 hectares)
Plot 3	9.40 acres (2.75 hectares)
Total	20.08 acres (8.12 hectares)

SALE TERMS

The land is available as a whole or through individual plots.

Plot 1	£1,500,000
Plot 2	£45,000
Plot 3	£70,000
Total	£1,615,000

VAT

All figures 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:

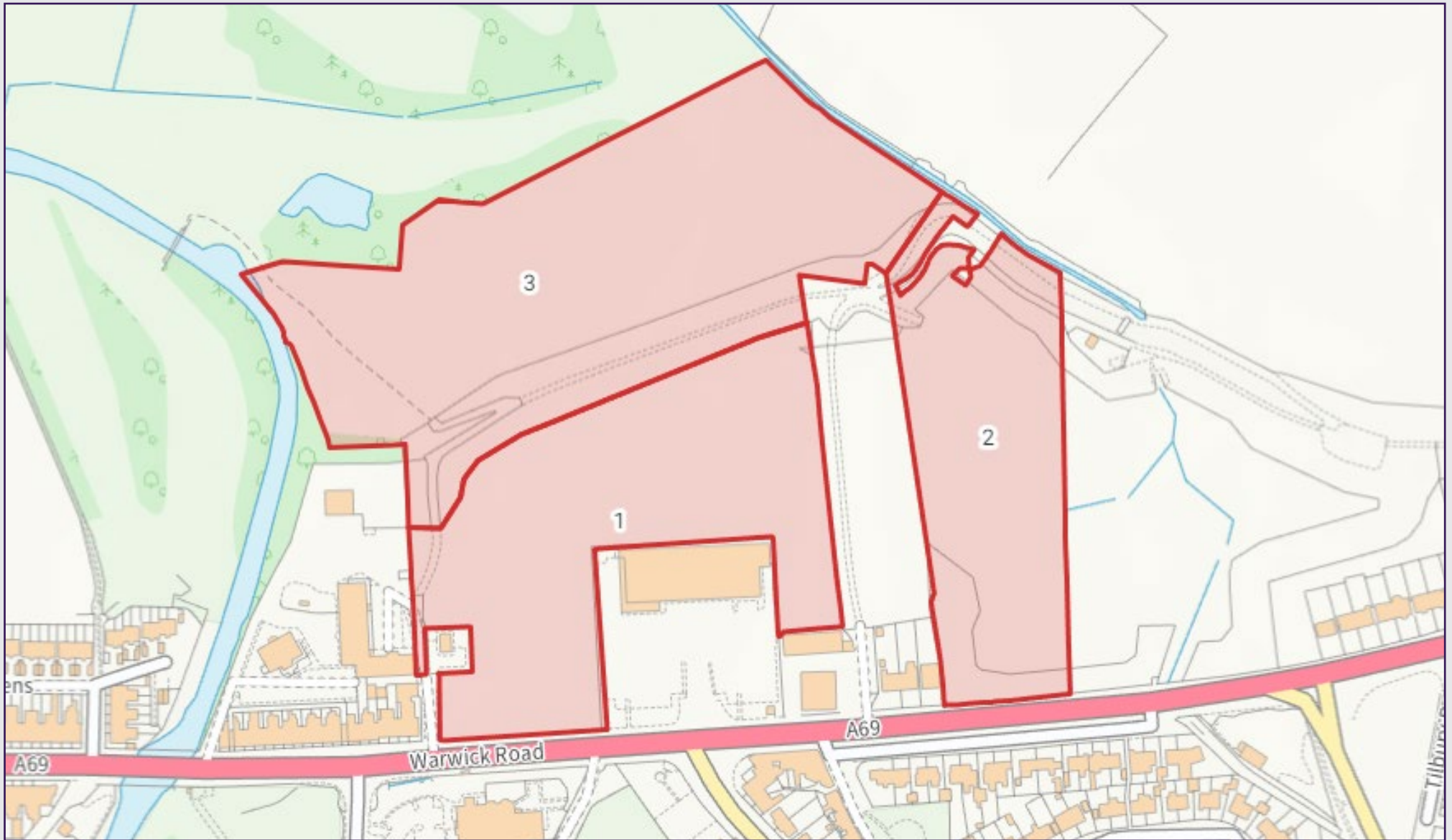
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