



## FOR SALE Grade II Listed Carlisle City Centre Opportunity 3 Paternoster Row, Carlisle, Cumbria CA3 8TT

- Attractive and conveniently located office premises within the Historic Quarter of Carlisle City Centre
  - Possible alternative use opportunities, subject to consents
- Total approximate gross internal area 477 sq m (5,135 sq ft)
- Guide Price £250,000 exclusive, for the freehold interest

## LOCATION

The property is located in the Historic Quarter of Carlisle on Paternoster Row opposite Carlisle Cathedral, and within walking distance to the retail heart of the city centre and mainline train station. The building is prominently located in a mixed commercial and increasingly residential location.

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 attached location plan shows the location of the premises (for identification purposes only).

## DESCRIPTION

3 Paternoster was most recently occupied by Castles and Coasts for office purposes and is now surplus to requirements following the development of their new head quarter premises adjoining the subject property.

The property comprises a mid-terrace, two storey Grade II Listed original townhouse with an internal courtyard and covered side access previously used for car parking. It is currently laid out with a mixture of cellular office accommodation on both the ground and first floor, with a meeting and conference room. There are also kitchen and WC facilities on both the ground and first floor.

The building is on the north side of Paternoster Row, a one way cobbled street which links Castle Street to Abbey Street. There is restricted on street disk zone car parking on Paternoster Row.

## ACCOMMODATION

The property provides the following approximate net internal areas:

Ground Floor	114.90 sq m	(1,558 sq ft)
First Floor	169.70 sq m	(1,826 sq ft)
Total approximate Net Internal Area:	314.60 sq m	(3,384 sq ft)
Total approximate Gross Internal Area:	477.00 sq m	(5,135 sq ft)

## OPPORTUNITY

The property offers an exciting opportunity for continued office use given the convenient city centre location and added benefit of onsite parking.

The redevelopment of the property has been considered, and whilst no formal planning advice has been sought, it was considered the property could be converted or divided into a number of dwellings, subject to the necessary consents including Listed Building Consent.

## SERVICES

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

Heating is provided by way of a gas boiler serving radiators throughout the building. There are a number of conditioning units noted around the property.

Prospective purchasers should make their own enquiries as to the services available for future use.

## RATEABLE VALUE

The VOA website states that 3 Paternoster Row has a Rateable Value of £24,750 and is described as offices & premises.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for the property is 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:

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