



52a Metcalfe Street, Carlisle - CA2 5EU

Guide Price £90,000



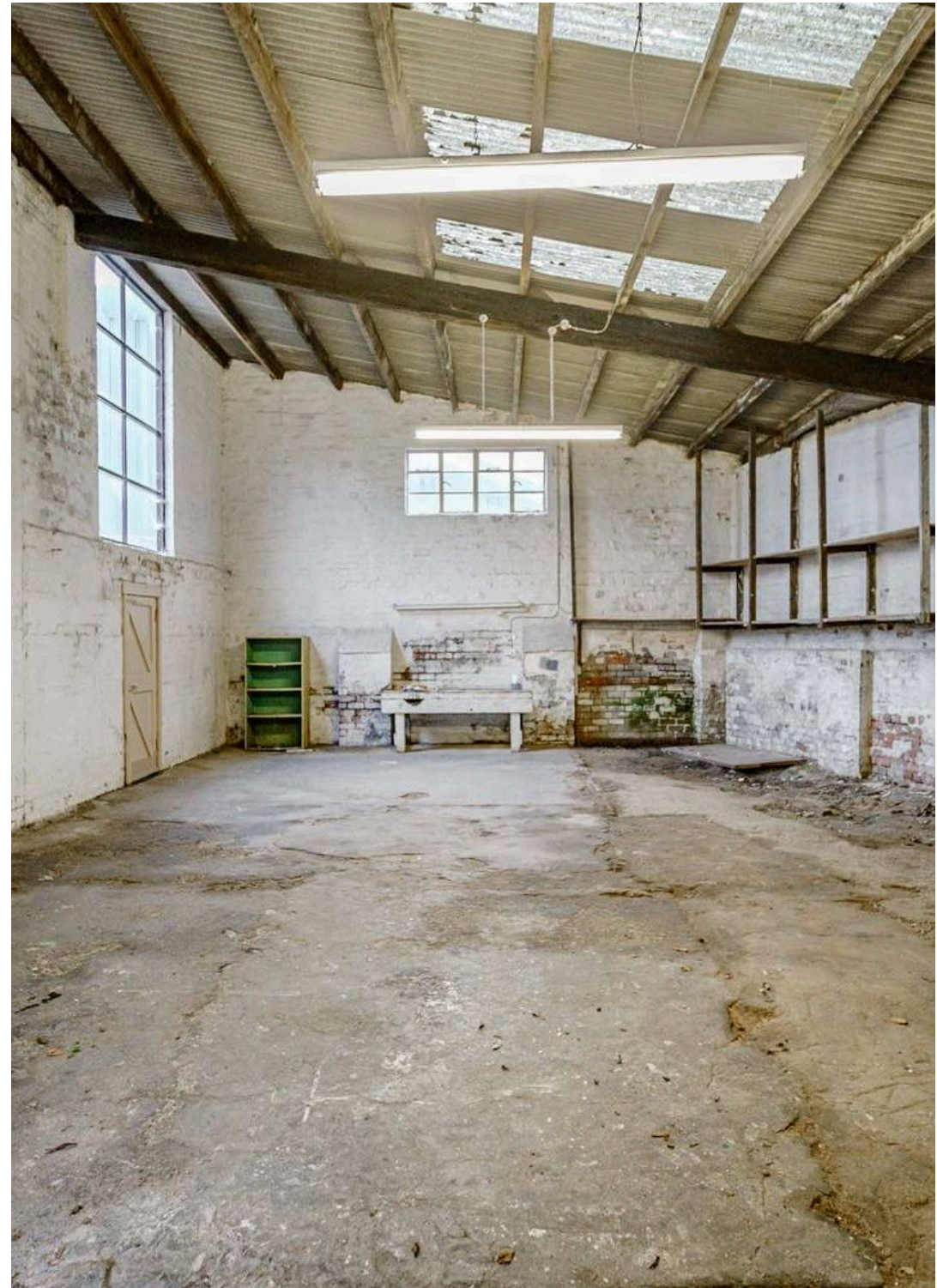


## 52a Metcalfe Street, Carlisle, CA2 5EU

- Former business premises now vacant
- At the end of a quiet residential street
- Brick built with concrete floor
- Mains electric supply
- Alternative development possibilities subject to planning

Single storey, end-terraced warehouse situated in a popular residential area in Carlisle.

Tenure: Freehold





C&D Rural are pleased to offer this single storey end-terraced warehouse unit located in a quiet residential area at the end of Metcalfe Street, Carlisle with the benefit of vehicular access from the street.

The building is of brick construction underneath a mono-pitched asbestos cement clad roof.

The property offers an opportunity to either run a business from it or demolish it to create a footprint for residential or other use, subject to planning and other consents.

### **Accommodation**

The property has a large door to the front providing both pedestrian and vehicular access. Internally, the property is one open space with the benefit of a concrete floor. There is a side door to a small yard area which is not included in this sale.

### **Location**

The subject property is located within a popular inner-city district in Carlisle and is situated immediately west of the city centre. 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 property is available for sale at a Guide Price of £90,000, for the freehold interest.





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

**Rateable Value:** The Rateable Value for 52a Metcalfe Street is set at £3,950 per annum effective from April 2023. The business falls under the small business rate relief scheme.

**Services:** 52a Metcalfe Street is serviced by mains water and electricity.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299.

**EPC Rating:** An EPC is not required as the building is being sold with vacant possession and is likely to be redeveloped.

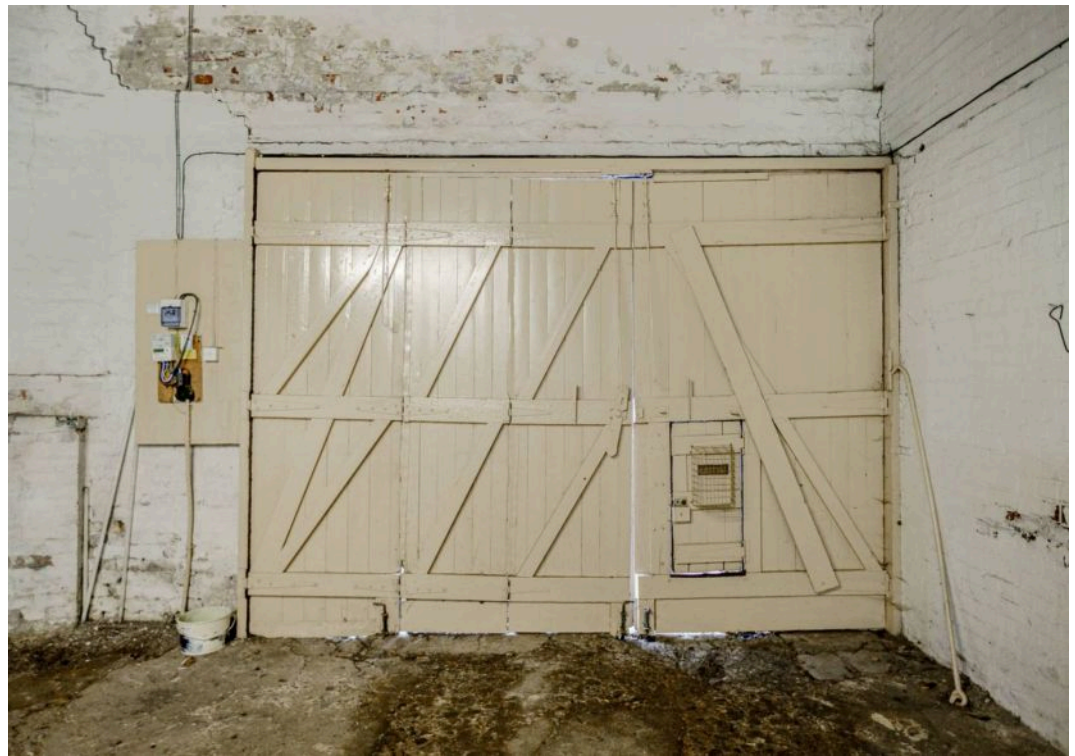
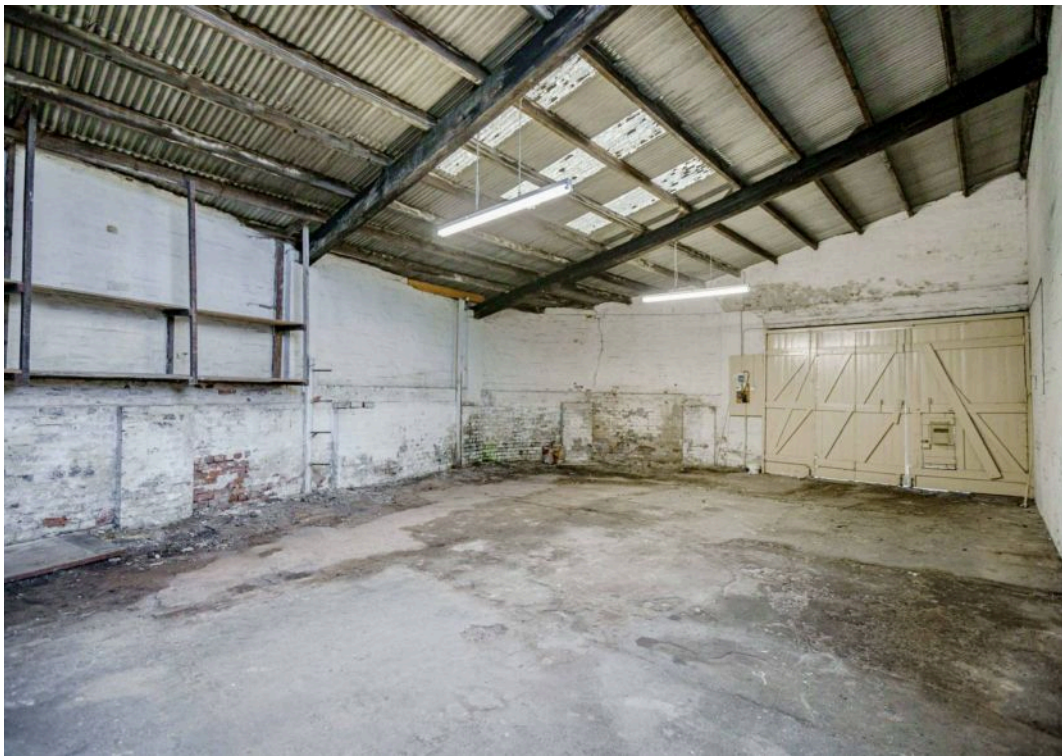
**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

**Tenure and Possession:** Freehold with vacant possession.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.









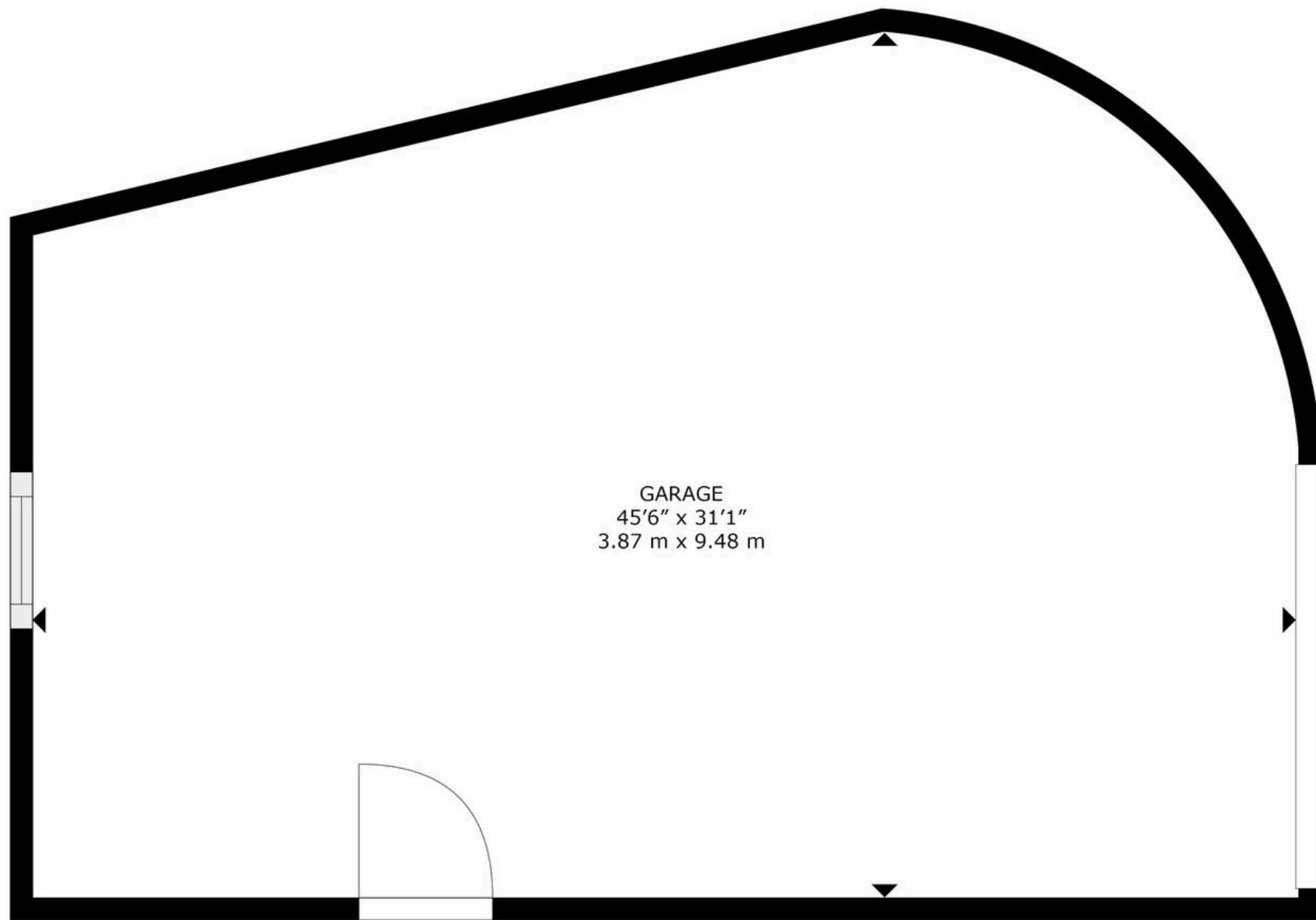




CALDEW RIVERSIDE TRAIL

VAS 20





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 1,244 sq. ft, 115 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.