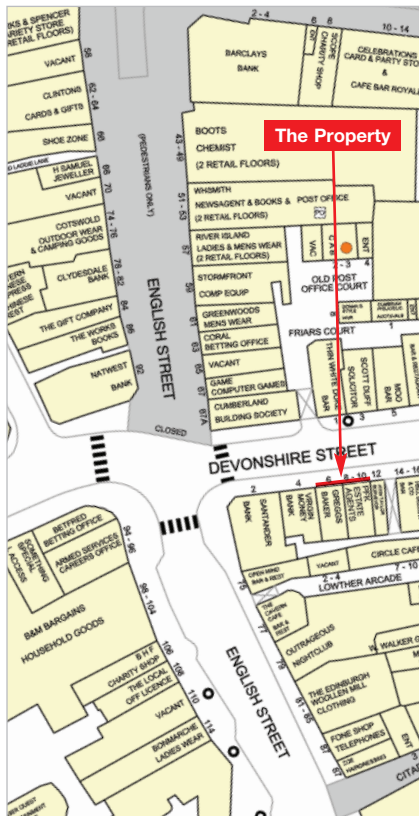


Carlisle **6, 8 and 10** **Devonshire Street** **Cumbria** **CA3 8LP**

- **Grade II Listed Freehold Shop Investment and Vacant Offices**
- Estate agents office let to Penrith Farmers and Kidds plc until 2026 (1)
- Vacant offices totalling 368 sq m (3,961 sq ft) with residential potential, subject to all necessary consents (5)
- Town centre location
- No VAT applicable
- Total Current Rents Reserved

£20,005 pa
plus vacant upper floors

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location

Carlisle is a well established and important commercial and retail centre located close to the Scottish Borders, adjacent to junctions 42, 43 and 44 of the M6 Motorway. The city has a population in excess of 73,000 and serves a wide surrounding catchment area encompassing large areas of North Cumbria. The city centre supports a busy shopping and commercial area boasting a good representation of the usual national multiple retailers, including Marks & Spencer.

The property is situated on the south side of Devonshire Street, diagonally opposite the junction with the pedestrianised English Street. Occupiers close by include Pizza Express, Nationwide, Virgin Money, Santander and a short walk from Marks & Spencer.

Description

This attractive Grade II listed property is arranged on basement, ground and three upper floors to provide a ground floor estate agents office, basement stores, and three floors of self-contained vacant offices above, which are accessed from the front. In addition there is a ground floor shop (No.8 t/a Greggs) which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Planning (5)

The upper floors of Devonshire Chambers may be suitable for conversion to residential, subject to all the necessary consents. See www.carlisle.gov.co.uk

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 132 Carlisle**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
10	Penrith Farmers & Kidds plc (2)	Basement (3) Ground Floor (3) Part First Floor (3)	38.4 sq m (413 sq ft) 65.5 sq m (705 sq ft) 59.0 sq m (635 sq ft)	10 years from 15.02.2016 (1) Rent review in 2021	£20,000 p.a. Rent Review 2021
8	Normal Properties Limited	Ground Floor Shop	999 years from 24.06.1976	£5 p.a.	Reversion 2975
Devonshire Chambers	Vacant	First Floor (4) Second Floor (4) Third Floor (4) Subtotal	75.0 sq m (807 sq ft) 146.5 sq m (1,577 sq ft) 146.5 sq m (1,577 sq ft) 368.0 sq m (3,961 sq ft)	See planning paragraph (5)	—

(1) There is a tenant's break option in 2021.

(2) No. of Branches: 14. Website Address: www.pfandk.co.uk For the year ended 31st August 2015, Penrith Farmers & Kidds plc reported a turnover of £2.45m, a pre-tax profit of £240,721, shareholders' funds and a net worth of £5.48m. (Source: Experian 07.06.2016.)

(3) Not measured by Allstop. Floor areas sourced from www.voa.gov.uk

(4) Gross internal areas.

Total £20,005 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Mrs Heather Manning, Nabarro. Tel: 0114 279 4090 e-mail: h.manning@nabarro.com