

Carlisle – 36/38 Botchergate, Cumbria CA1 1QS
Freehold Vacant Public House & Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

Freehold Vacant Public House & Ground Rent Investment



Investment Consideration:

- Purchase Price: £215,000
- Vacant possession
- ERV: £22,000 p.a. GIY: 10.23%
- VAT is NOT applicable to this property
- Comprises large ground floor public house
- First/second floor vacant commercial premises has been sold-off on long leasehold
- Located in the town centre within walking distance to Carlisle Train Station
- Nearby occupiers include Vue Cinema, Ibis Hotel, Snap Fitness and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 36-38 (Ground Floor)	Bar/Restaurant: 332 sq m (3,574 sq ft) Open Plan Seating Area, Bar, Storage, Kitchen, WCs	Vacant		ERV: £22,000	
No. 36-38 (First/Second Floor)	Commercial premises: sold-off	Individual	999 Years from 2024	Peppercorn	Note 1: FRI

Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

Freehold Vacant Public House & Ground Rent Investment



Property Description:

Comprises large ground floor public house. The property includes vacant commercial accommodation at first/second floor which has been sold-off on long leasehold, providing the following accommodation and dimensions:

Ground Floor: Open plan bar, storage, customer wc`s

First/Second Floor: Sold-off

Total GIA: 332 sq m (3,574 sq ft)

Tenancy:

The ground floor bar is at present vacant. ERV: £22,000 p.a.

The first/second floor commercial premises has been sold-off on long leasehold to an Individual for a term of 999 Years from 2024 at a ground rent of peppercorn.



Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

Freehold Vacant Public House & Ground Rent Investment



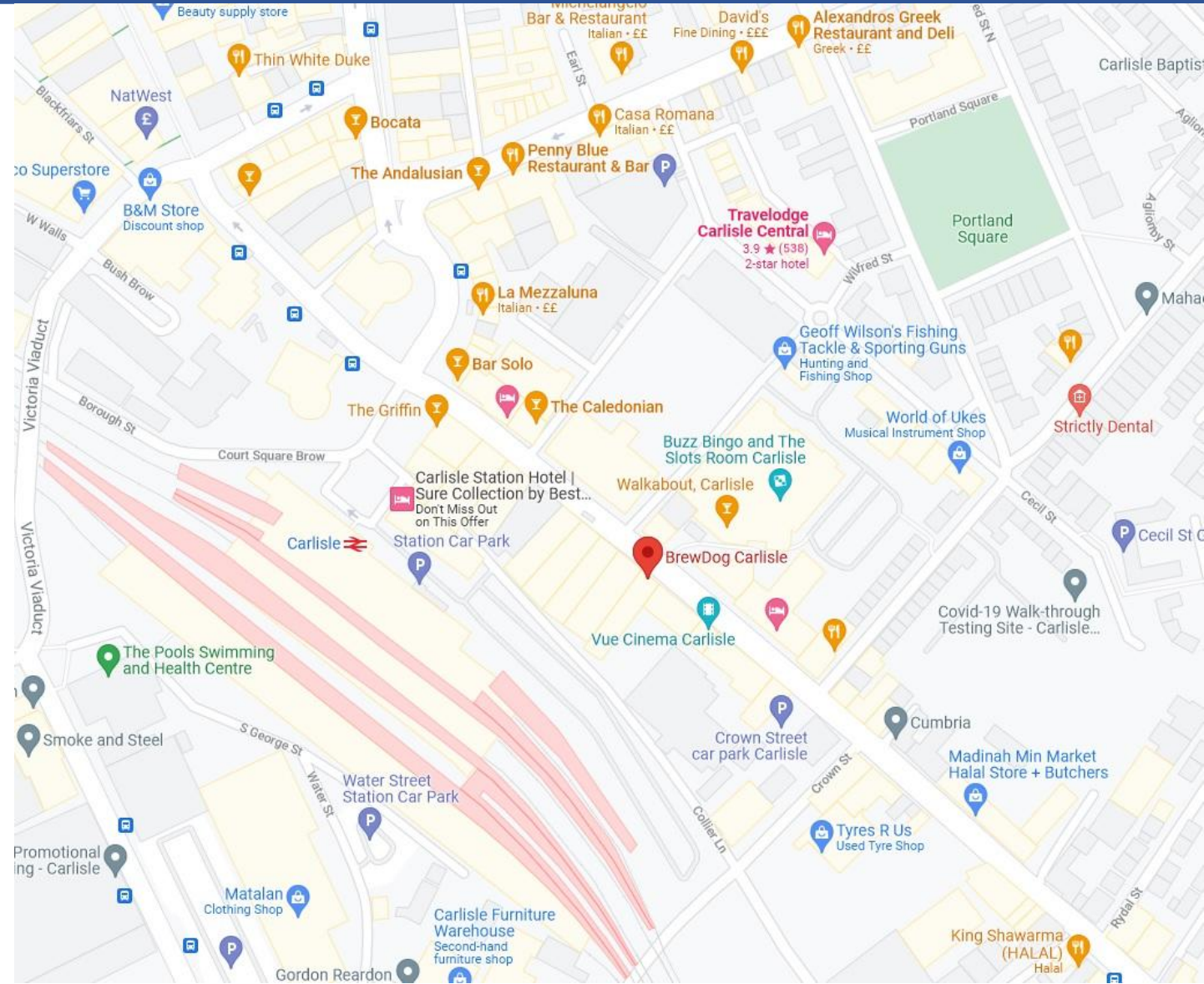
Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

Freehold Vacant Public House & Ground Rent Investment



Location:

Carlisle is a border city and the county town of Cumbria, as well as the administrative centre of the City of Carlisle district in North West England. Carlisle is located 8 miles south of the Scottish border at the confluence of the rivers Eden, Caldew and Petteril. Carlisle is the only city in Cumbria. The city centre is largely pedestrianised and the Lanes shopping centre is home to around 75 shops. Carlisle is linked to the rest of England via the M6 motorway to the south, and to Scotland via the M74/A74 towards Glasgow and the north. Located in the town centre within walking distance to Carlisle Train Station. Nearby occupiers include Vue Cinema, Ibis Hotel, Snap Fitness and more.



Carlisle – 36/38 Botchergate, Cumbria CA1 1QS

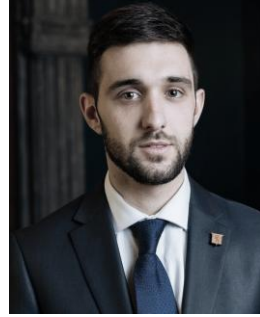
Freehold Vacant Public House & Ground Rent Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.