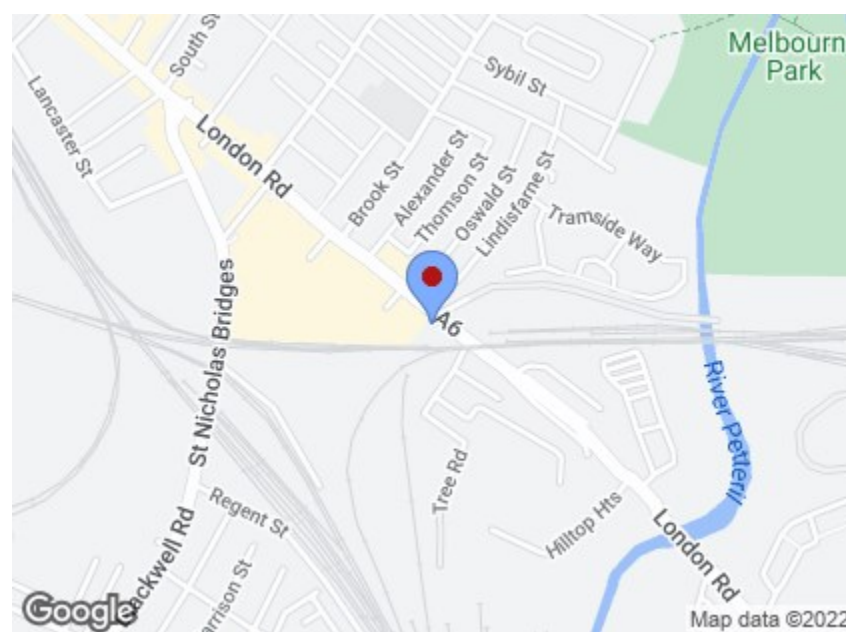
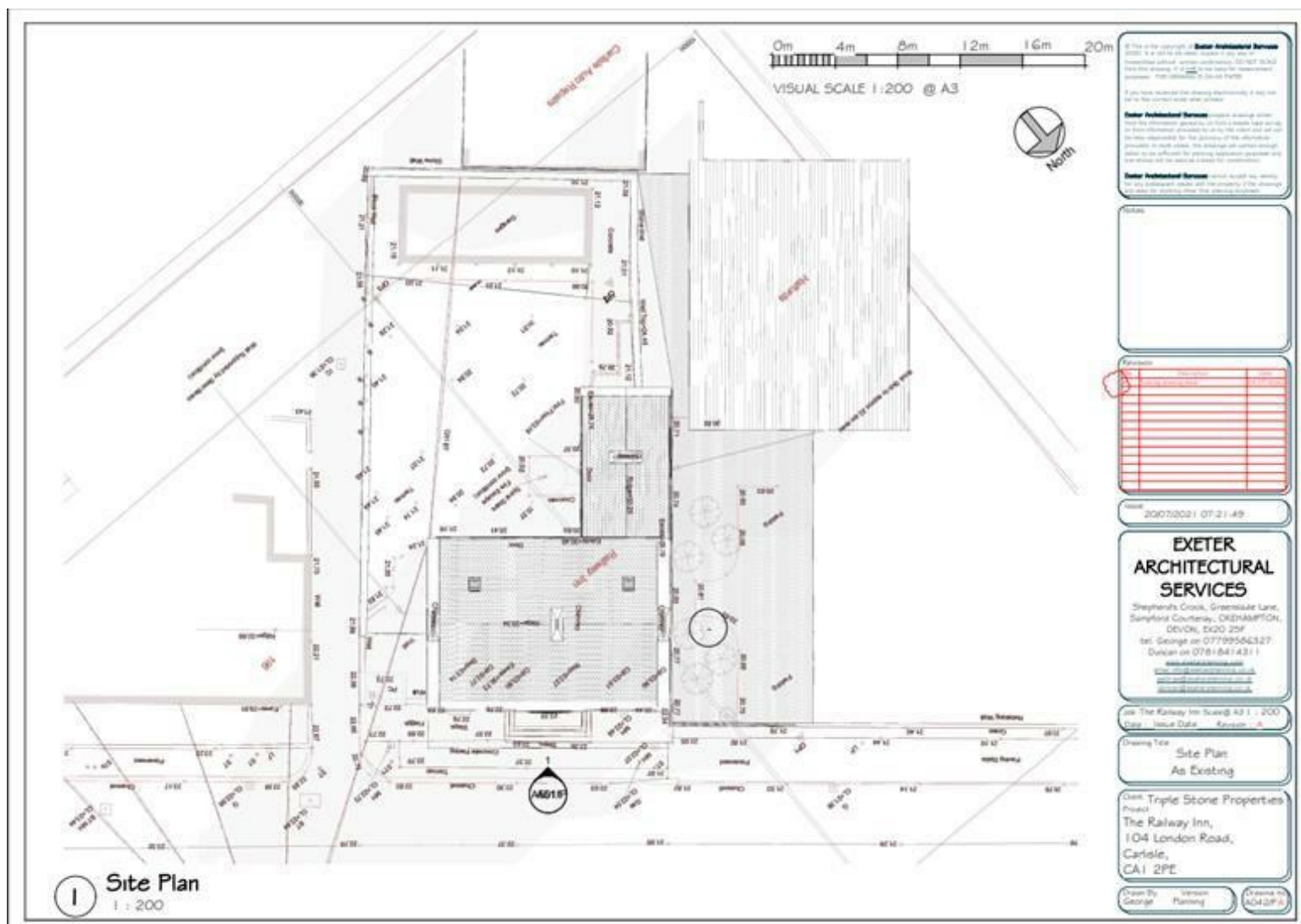




CHARLES LOUIS

COMMERCIAL



Directions

This opportunity is set within the border city of Carlisle. This is approximately less than a mile from Carlisle Central Train Station, half a mile from the University of Carlisle and less than circa 2.5 miles from Cumberland Infirmary making this the ideal location for commuting students or health professionals. Going south, the major M6 motorway links Carlisle to Penrith and the Lake District and north, it leads towards Scotland.

Formerly Railway Inn, 104 London Road , Carlisle, CA1 2PE

£160,000

- Ideal Investment & Development Opportunity
- **PLANNING PERMISSION FOR 7 APARTMENTS + 2 MEWS**
- Planning Reference Numbers - 20/0693 & 20/0694
- Commercial & Residential Potential
- Detached Property Within The Centre Of Carlisle
- Historically used as Public House
- Close to Local Amenities & Motorway Access
- Viewing is Highly Recommended To See Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Formerly Railway Inn, 104 London Road , Carlisle, CA1 2PE

Charles Louis Commercial Agents are pleased to bring to the market, the Former Railway Inn, Carlisle.

Overview

Ideal for an experienced developer seeking to acquire a freehold, vacant possession, Grade 2 listed Public House property, in the centre of Carlisle with planning permission granted for residential conversion in March 2021.

This opportunity has a main presence set on a main road of the border city and county town of Cumbria, Carlisle. Whilst there is good potential for residential conversion, thanks to granted permission for 7 apartments and 2 mews on the site, there is still scope for a commercial use, subject to planning and development.

Last acquired in 2020, only being offered for sale due to the current owners seeking a new direction and would be suited ideally for a developer local to the region intending to retain after conversion.

Approximate Pub Property Gross Internal Area: 5,467 Sq Ft. (Please note, we expect this to be under as there is no measurements taken for the second floor).

We understand there is VAT to be charged on sale.

All planning enquiries to be made to Carlisle City Council.

EPC - TBC

External View 1



External View 2



External View 3 (Rear)



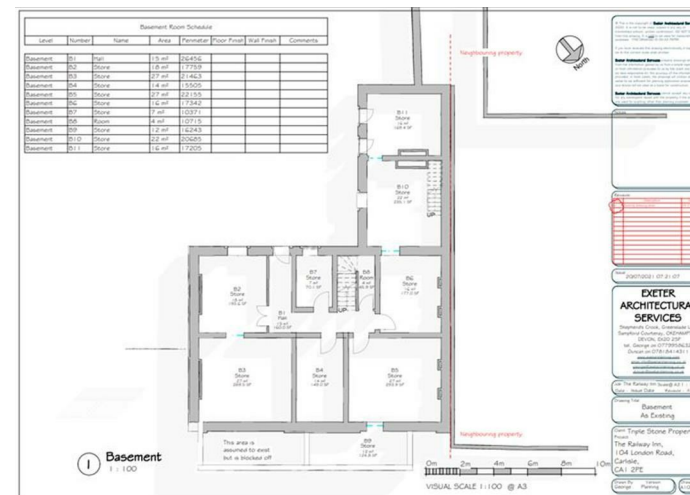
CGI (Main)



CGI (Mews)



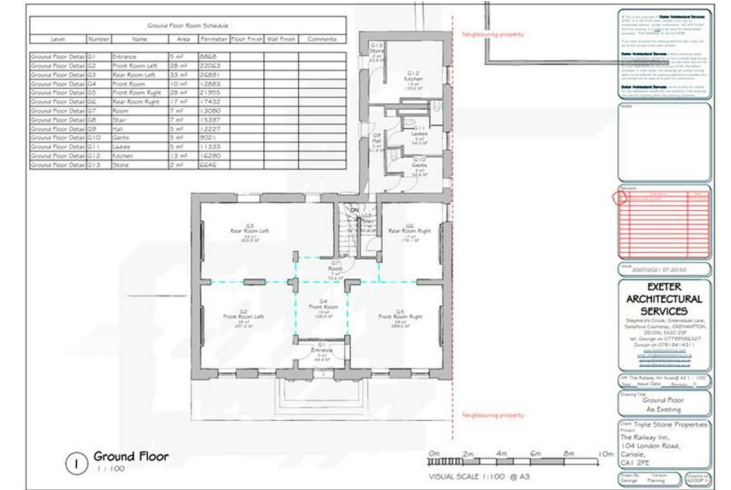
Railway Inn Basement Floorplan (Exist)



Railway Inn Ground Floorplan (Exist)



Railway Inn First Floor Floorplan (Exist)



Railway Inn Second Floor Floorplan (Exist)

