

# Hyde Harrington

## RESIDENTIAL/PART COMMERCIAL INVESTMENT FOR SALE

9/11 London Road & 3 Charles Street, Carlisle



Registered house in multiple occupation offering 10 bedrooms, over 3 floors.

Separate ground floor shop let to a local operator.

Situated on the fringe of the city centre close to the secondary retail area of Botchergate.

Total gross rental income fully let, just under £40,000 per annum.

**Price £350,000**

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# 9/11 London Road & 3 Charles Street, Carlisle

## Description

A part 3 storey, part 2 storey end of terrace building, formerly 2 properties. The front part of the ground floor is a retail unit with direct access from London Road.

The 10 residential units to the remainder of the building are accessed off Charles Street to the side.

The property is traditionally built of brick with dashed elevations under slated roof sections. It has been the subject of some upgrading recently, including some new kitchens and showers, and has replacement UPVC double glazed windows.

To the rear of the building is an enclosed yard with access off Charles Street.



## Location

The property is situated on the A6 London Road just beyond Botchergate, the main road into the city from the south.

The building is opposite the junction with St Nicholas Street in an area of mixed commercial and residential use.

## Accommodation

### Basement (beneath no. 11)

Store room 5.45 x 3.07 m overall

### Ground floor

#### Retail Unit (no. 9)

Sales area 30 sq m (319 sq ft)

Rear kitchen 4.26 x 2.34 m

Separate WC

#### Residential (no. 11)

Entrance lobby

Front kitchen/living room 5.54 x 4.75 m

Rear bedsit (10) 4.24 x 4.2 m including en-suite shower with WC.

### First floor

Main landing

Shower room

3 rear bedsits (1, 2 & 6)

WC and wash basin, one with en-suite shower & WC (6).

2 front bedsits (3 & 7)

Understairs WC

### Second floor

Central landing

3 front bedsits (5, 8 & 9)

Rear bedsit (4), under eaves room

Shower room with WC

Rear kitchen

## Business Rates

The Rateable Value for the shop at 9 London Road, CA1 2JU is £3,050.

## Council Tax

The residential units at 3 Charles Street, CA1 2ET are assessed in Band B for Council tax purposes.

## IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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## Tenancies

The retail unit is let to Mr I Ishmael for a term of 5 years from 1 April 2015 at a rent of £5,000 pa.

The bedsits are let on the following rents:

8 Rooms each let at £3,380 pa

2 Rooms each let at £3,900 pa

The overall gross income, to include the shop is:

Total £39,840 pa

The tenants pay for their own electricity. The landlord is responsible for payment of water rates and Council Tax.

## EPC

Energy Performance Asset Rating - D.

## VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.

## Viewing

By arrangement only through  
Hyde Harrington. Tel: 01228 595600

Particulars updated January 2016 10782

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