

Carlisle - 4 Market Street, Cumbria CA3 8QJ
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Carlisle - 4 Market Street, Cumbria CA3 8QJ

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 8.00%
- Rental Income: £8,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop t/a convenience store
- Let until 2031. Review rent on 3rd anniversary linked to RPI
- Occupiers nearby include The Market Hall Shopping Centre, TK Maxx, Barbers and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 4 (Ground Floor)	Retail Shop Ground Floor: 77.88 sq m (838 sq ft) Open plan retail, Storage, Kitchenette, WC	Individual t/a Convenience Store	6 Years From 13 January 2025	£8,000	Note 1: FRI Note 2: Break clause 13.01.2028 with 6 months' notice Note 3: Review rent on 3rd anniversary linked to RPI Note 4: Deposit held of £2,000

Total				£8,000	
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Property Description:

Comprises ground floor retail shop trading as a convenience store, providing the following accommodation and dimensions:

Ground Floor: 77.88 sq m (838 sq ft)

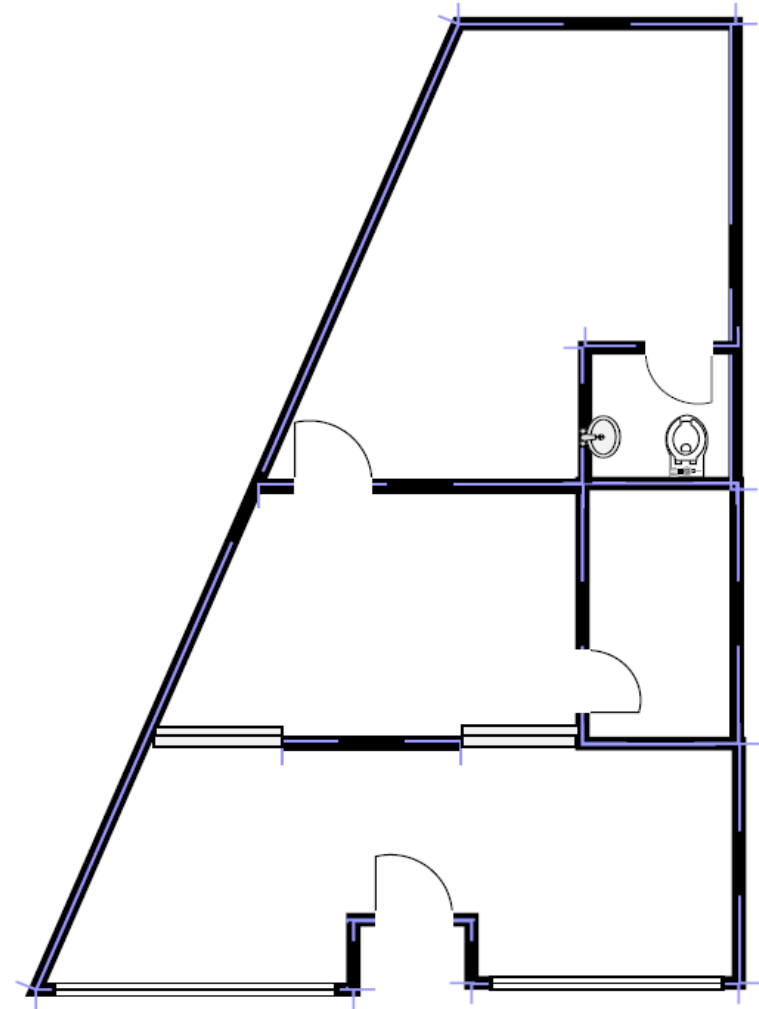
Open plan retail, Storage, Kitchenette, WC

Tenancy:

The property is let to an Individual for a term of 6 years from 13th January 2025 at current rent of £8,000 p.a. and the lease contains full repairing and insuring covenants. Review rent on 3rd anniversary linked to RPI. Tenant has right to determine lease on 13th January 2028 with 6 months' notice. Deposit held of £2,000.

Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.



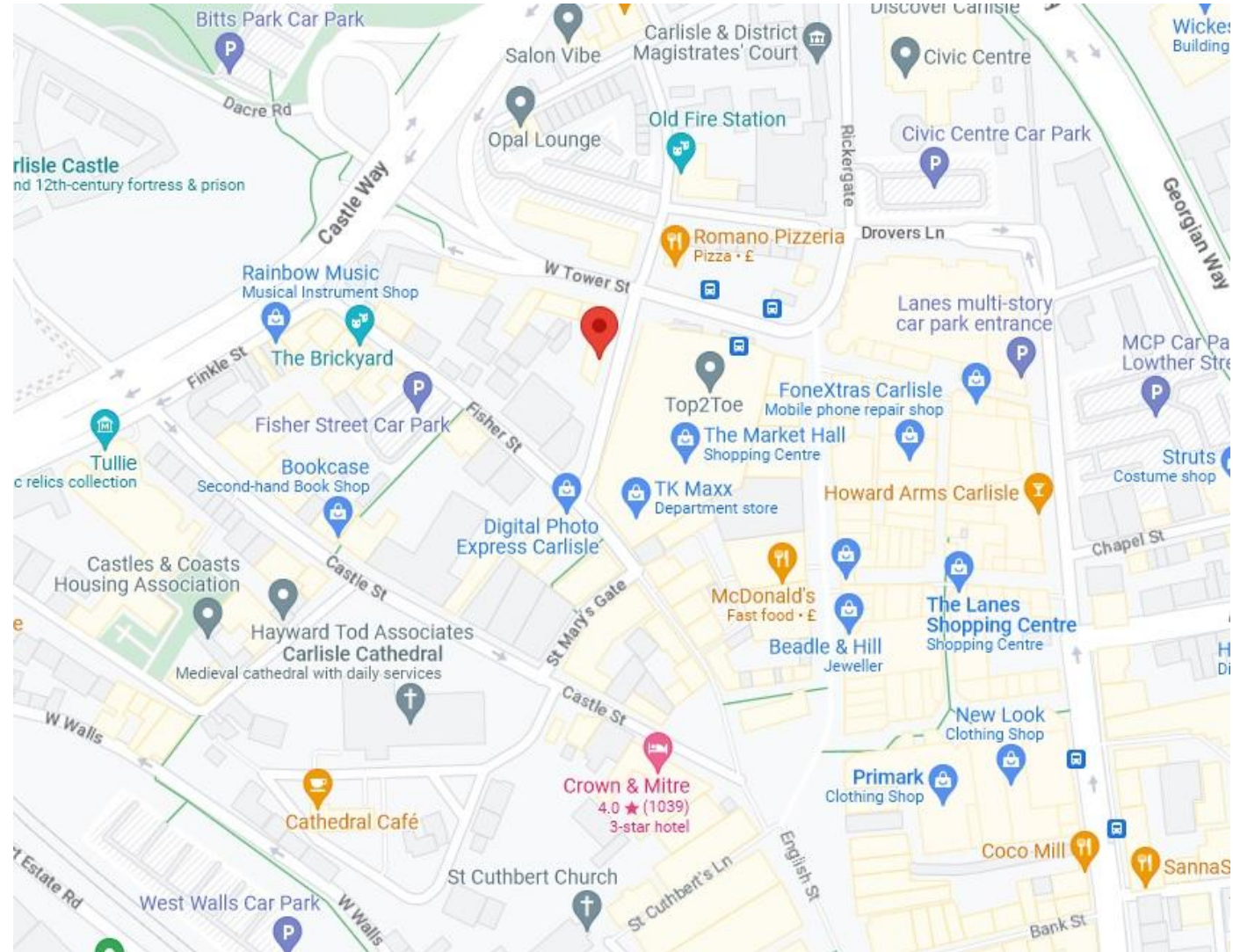
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Location:

Carlisle is a border city and the county town of Cumbria. The town 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. The property is located in the town centre with occupiers nearby include The Market Hall Shopping Centre, TK Maxx, Restaurants, Barbers and more.



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Contacts:

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



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