

**Lot 31, 9-17 Victoria Viaduct, Carlisle,  
Cumbria CA3 8AJ**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Freehold Former Supermarket/Development Opportunity**

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## Property Information

### Freehold Former Supermarket/Development Opportunity

- Substantial 27,000 sq ft former supermarket/warehouse premises
- Additional 2,864 sq ft of offices above
- Includes 30 space underground car park
- City Centre location close to Carlisle Railway Station and Carlisle Citadel
- Might suit continued use, or retail warehouse, trade counter, leisure or mixed use
- Nearby occupiers include Marks & Spencer Foodhall, Primark, Greggs, Boots and WHSmith

#### Lot

31

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

Supermarket/Convenience,  
Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

12 miles north of the Lake District, 60 miles west of Newcastle upon Tyne

#### Roads

A7, A69, A595, A689, M6 (Junction 43)

#### Rail

Carlisle Railway Station

#### Air

Newcastle International Airport

### Situation

The property is located on the north side of Victoria Viaduct, close to its junction with English Street in the heart of Carlisle City Centre. The property is well situated 175 metres from Carlisle Railway Station and 100 metres from the landmark Carlisle Citadel. Nearby occupiers include Marks & Spencer Foodhall, Primark, Boots, Greggs, Shoezone, Belfred and WHSmith.

### Tenure

Freehold.

### EPC

C64

### Description

The property comprises a substantial former supermarket on the ground floor with first and second floor office accommodation to the front. The property benefits from entrances to Victoria Viaduct and Blackfriars Street. In addition, there is an underground carpark with space for approximately 30 vehicles. The property may be suitable for change of use and development, subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

### Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Former Supermarket	2,508.00	(27,000)	VACANT
First	Office	137.00	(1,472)	
Second	Office	129.00	(1,392)	
Total		2,774.00	(29,864)	

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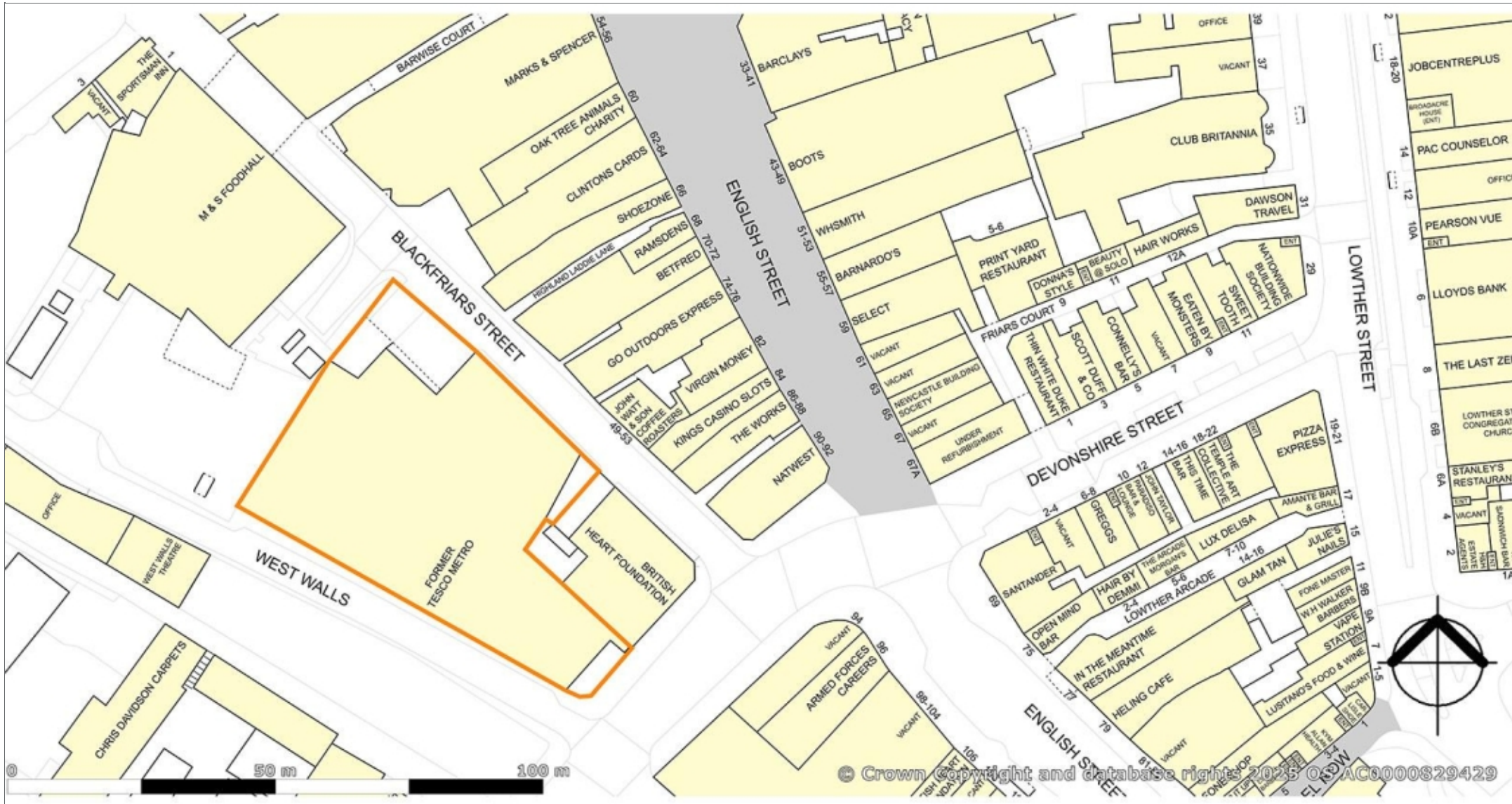
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## Contacts

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**James Thomson**  
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2024

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