

lot 38

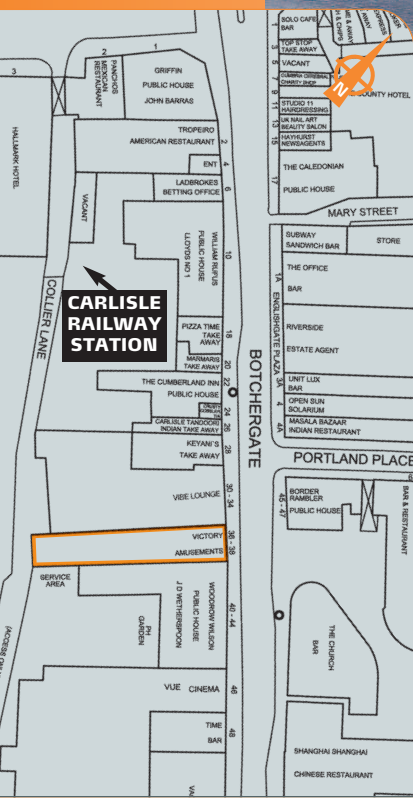
36/38 Botchergate Carlisle, Cumbria CA1 1QS

Rent
£45,000
per annum
exclusive

Freehold Retail Investment

- Ground floor let to Copenhagen 1801 Ltd, t/a Victory Amusements (Guaranteed by Trafalgar Leisure Ltd) until 2028 (no breaks)
- 2% per annum compounded fixed rental increases
- Active management potential of upper parts

- Prominent Town Centre Location in Carlisle's leisure district
- Neighbouring occupiers include JD Wetherspoon, Subway, VUE Cinema, Walkabout, Ibis Hotels and Gala Bingo



Location

Miles: 12 miles north of the Lake District
33 miles south-east of Dumfries
66 miles west of Newcastle upon Tyne

Roads: M6 (Junction 43), A69, A689

Rail: Carlisle Rail Station

Air: Carlisle Airport, Newcastle Airport, Edinburgh Airport

Situation

The important university and historic city of Carlisle benefits from being 2 miles west of the M6 (junction 43) and some 12 miles north of the Lake District. The property is situated immediately adjacent to Carlisle Railway Station in the heart of the leisure district on the east side of Botchergate.

Neighbouring occupiers include JD Wetherspoon, Subway, VUE Cinema, Ibis Hotels, Gala Bingo, Walkabout and a number of other public houses/bars and restaurants.

Description

The property comprises ground floor retail accommodation and self-contained retail/ancillary accommodation on the first and second floors which is accessed separately via Botchergate.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	271.95 sq m (2,927 sq ft)	COPENHAGEN 1801 LTD (t/a Victory Amusements (guaranteed by TRAFALGAR LEISURE LTD)) (1)	15 years from 01/10/2013 until 2028 on a full repairing and insuring lease (2)	£45,000	01/10/2018 and 5 yearly (fixed rental increases by 2% per annum compounded)
First	Ancillary	403.56 sq m (4,344 sq ft)	VACANT POSSESSION			
Second	Ancillary	40.00 sq m (430 sq ft)				
Totals					£45,000	

- (1) Trafalgar Leisure Limited was incorporated in 1999 and for the year ending 31st March 2013 reported a turnover of £2,537,499, pre-tax profits of £1,084,993 and a total net worth of £7,732,698. (Source: www.riskdisk.com 24/02/2014)
- (2) The lease provides for 5 yearly rent reviews with fixed rental increases at 2% per annum compounded.

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