

6270BB

CARLISLE

36-38 BOTCHERGATE

FOR SALE

**BREWDOG INVESTMENT WITH
SELF CONTAINED UPPER FLOOR
ACCOMMODATION**

LOCATION

Carlisle is the chief administrative centre for Cumbria and South West Scotland. The subject property is located on Botchergate, the main leisure location within the city, boasting a number of bars, nightclubs, restaurants and betting shops. The accommodation is positioned immediately alongside other national occupiers such as Walkabout, Lloyds No. 1 Bar, Subway and J D Wetherspoon.

For identification purposes only, the location of the subject property is shown coloured red on the attached Goad plan extract.

DESCRIPTION

The property comprises a substantial mid terraced building over a mixture of two and three storeys with an extensive shop front display and DDA access.

The ground floor of the property is let to BrewDog. The upper floor accommodation is currently vacant and benefits from dedicated personnel access from Botchergate and potential loading access at the rear. The first floor would be suitable for a variety of uses.

AREAS

Ground Floor	359.95 sq m	(3,874 sq ft)
First Floor	379.19 sq m	(4,082 sq ft)
Second Floor	Currently not accessible	

SERVICES

Mains water, electricity and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-69

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition at the current rate on the sale price.

COSTS

Each party to the transaction will be responsible for their own legal costs incurred.



THE TENANT

BrewDog is an international Brewery & Pub chain which has been established since 2007. BrewDog currently has a business valuation in excess of £1bn and operates 5 breweries around the world and 50 bars in the U.K with a further 24 internationally with that number steadily growing.

BrewDog rent the ground floor of the property on a 15 year effectively FRI lease from September 2018 with the inclusion of tenant breaks and rent reviews, at the end of years 5 and 10.

The average rent from September 2019 until September 2023 is £17,750 per annum exclusive, including a rent of £20,000 in Year 5.

THE OPPORTUNITY

This is an extremely rare and exciting opportunity to acquire an income producing property let to one of the fastest growing worldwide brands in their respective sector.

SALE PRICE

Offers in the region of **£300,000** are invited for the freehold interest.

VIEWINGS & FURTHER INFORMATION

Further information including lease documents are available through the sole agents Carigiet Cowen.

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Details prepared

May 2019



Regulated by RICS

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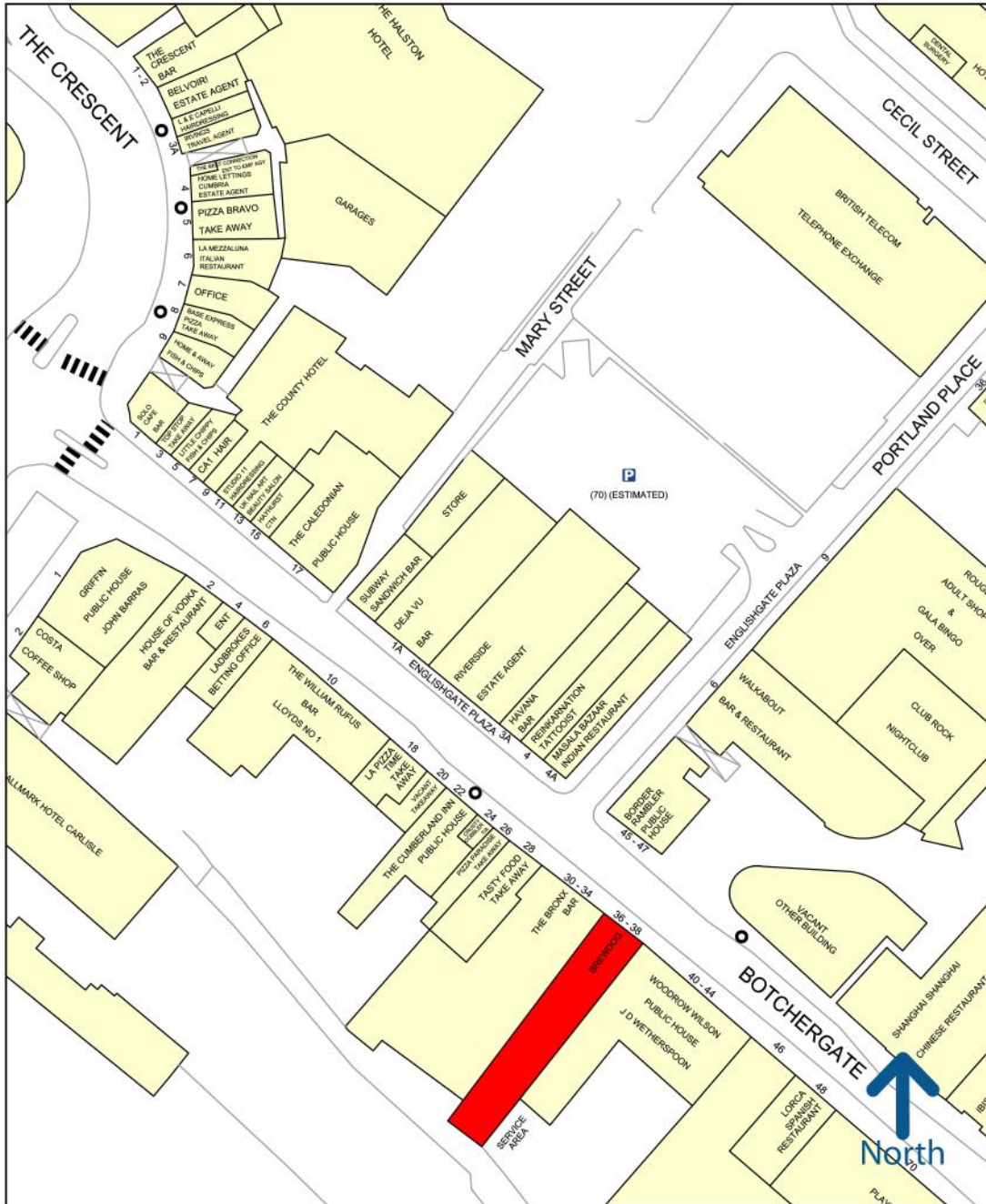
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Carlisle

Carigiet Cowen



50 metres

Experian Goad Plan Created: 21/03/2019
Created By: Carigiet Cowen



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