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CHARTERED SURVEYORS

## **CITY CENTRE LICENSED PREMISES FOR SALE - FREEHOLD**



### **THE GLASSHOUSE DEVONSHIRE STREET CARLISLE CA3 8LG**

- \* Wholly refurbished trade areas on two levels plus three bed. flat \*
- \* Accommodation totalling 225.2 sq.m./2425 sq.ft. approx. (gross)
- \* Prominent central position adjoining Cumberland Building Society offices, close to Pizza Express etc. \*
- \* Suitable for alternative uses (subject to appropriate planning consents) \*

**PRICE - £275,000 - OFFERS**

(The purchase price is subject to VAT)



The Estate House, South Street, Gargrave  
Skipton, North Yorkshire, BD23 3RT  
Telephone: (01756) 748100 Fax: (01756) 748104  
Email: [info@westlakeandco.co.uk](mailto:info@westlakeandco.co.uk) [www.westlakeandco.co.uk](http://www.westlakeandco.co.uk)

## Particulars

**(Information provided is for guidance purposes only – interested parties should satisfy themselves as to the accuracy of all details given)**

Devonshire Street lies between Lowther and English Streets, the latter representing the prime shopping location within Carlisle centre, and with The Lanes shopping centre, car park, and bus stations just a short distance to the North. **The Glasshouse** is a long established licensed trade property refurbished in recent years as a ground floor bar and first floor lounge/dining area – toilets and service areas at lower ground level and including a good three bedroom flat on second/third floors.

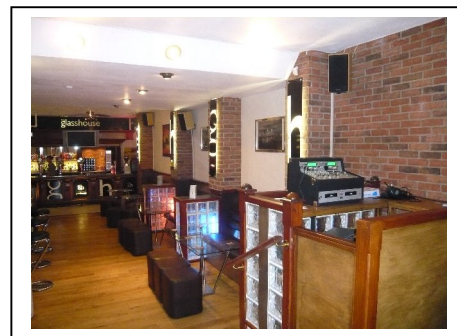
The premises would suit a variety of occupations/uses, whether for licensed (pub/bar or restaurant/café) or other trade (retail/showroom/office) use – subject to the appropriate consents (if required).

### **Accommodation:**

**Ground Floor:** SIDE ENTRANCE VESTIBULE with part tiled floor leading to BAR 12.0m x 3.8m plus 6.7m x 4.6m including raised area to front. Timber boarded floor throughout and with exposed brickwork to walls and bar servery at rear. Hoist to other floors.

**Lower Ground Floor:** GENTS TOILETS. Tiled floor and with half tiled walls. Steel urinal, two W.C.s and two wash basins. LADIES TOILETS having tiled floor and half tiled walls with three W.C. cubicles and three toilet basins. STORE 6.5m x 3.3m (vaulted ceiling). BEER CELLAR 4.0m x 3.3m (maximum). STORE /DELIVERY AREA 7.0m x 3.5m (maximum) having hoist from ground level. BOILER ROOM/STORE 6.9m x 2.8m.

**First Floor:** LANDING. LOUNGE 13.8m (maximum) x 4.6m plus 6.7m x 3.5m. Raised area to front with timber floor.



Mirrors and exposed brickwork to walls. Steel top bar servery at rear with back fitting. KITCHEN 3.6m x 3.6m (both maximum) being tiled (part stainless steel lined) with extractor hood and double sink unit. STORE/PREP. AREA 3.4m x 2.8m with wash hand basin.

**Second Floor (Private Quarters):** LANDING. SITTING ROOM 6.8m x 4.9m (both maximum). DINING KITCHEN 6.4m x 3.5m including fitted base and wall units plus steel sink. Under stairs STORE. INNER LOBBY. UTILITY 1.5m x 1.2m. BEDROOM 4.7m x 3.3m with dormer window. BEDROOM 7.0m (maximum) x 3.4m with dormer window.

**Third Floor:** LANDING AREA. BEDROOM 3.4m x 3.0m with Velux roof light. BATHROOM 3.8m x 3.4m with pedestal wash basin and panelled bath. Velux roof light. Separate W.C.

**Externally:** Loading access is available via an archway at the side.

*The property extends to approx. 112.6 sq.m./1,212 sq.ft. on each of ground, first and second floors with a further 63.7 sq.m./686 sq.ft. at third floor – a total of 401.5 sq.m./4,322 sq.ft. gross internal.*

**Rates:** Public House: R.V. £17,500. The amount payable for the current financial year (2009/10) is £8,487.50 and the living accommodation has been placed in Band A for Council Tax purposes.

**Services:** Mains water, electricity and drainage are believed to be available and installed. Central heating system. None of the services/installations have been tested.

**Trade Furnishings and Equipment:** Please note that trade furnishings and equipment are not included in the sale. Some items may be in situ on the date of completion, although in respect of which no legal title is offered and no inventory will be prepared. All vending/AWP machines, beer raising/cooling equipment and corporate signage are excluded from the sale. None of the equipment/ appliances have been tested.

**Planning:** Enquiries to Carlisle City Council (01228 817482) confirm that the premises are Listed and will be subject to Special Planning Consent. Interested parties should make their own enquiries to confirm details in this respect.

**Licence:** Premises Licence. Permitted trading hours: 24 hours daily (7 days). Sale of alcohol 10a.m.-2a.m. daily (7 days).

**Tenure:** Freehold. Vacant possession on completion.

**PRICE: £275,000 – OFFERS. The purchase price will be subject to VAT.**

**Viewing:** Strictly by arrangement with the sole agents – 01756 748100.

Date of preparation: 17.5.10

These particulars are intended only to give a fair description of the property as a guide to buyers accordingly a) their accuracy is not guaranteed and neither Westlake & Co. nor their vendor(s) accept liability in respect of their contents, b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars.