

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)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

www.acuitus.co.uk

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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
- Previous tenant vacated in February 2024
- 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

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | 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) | |

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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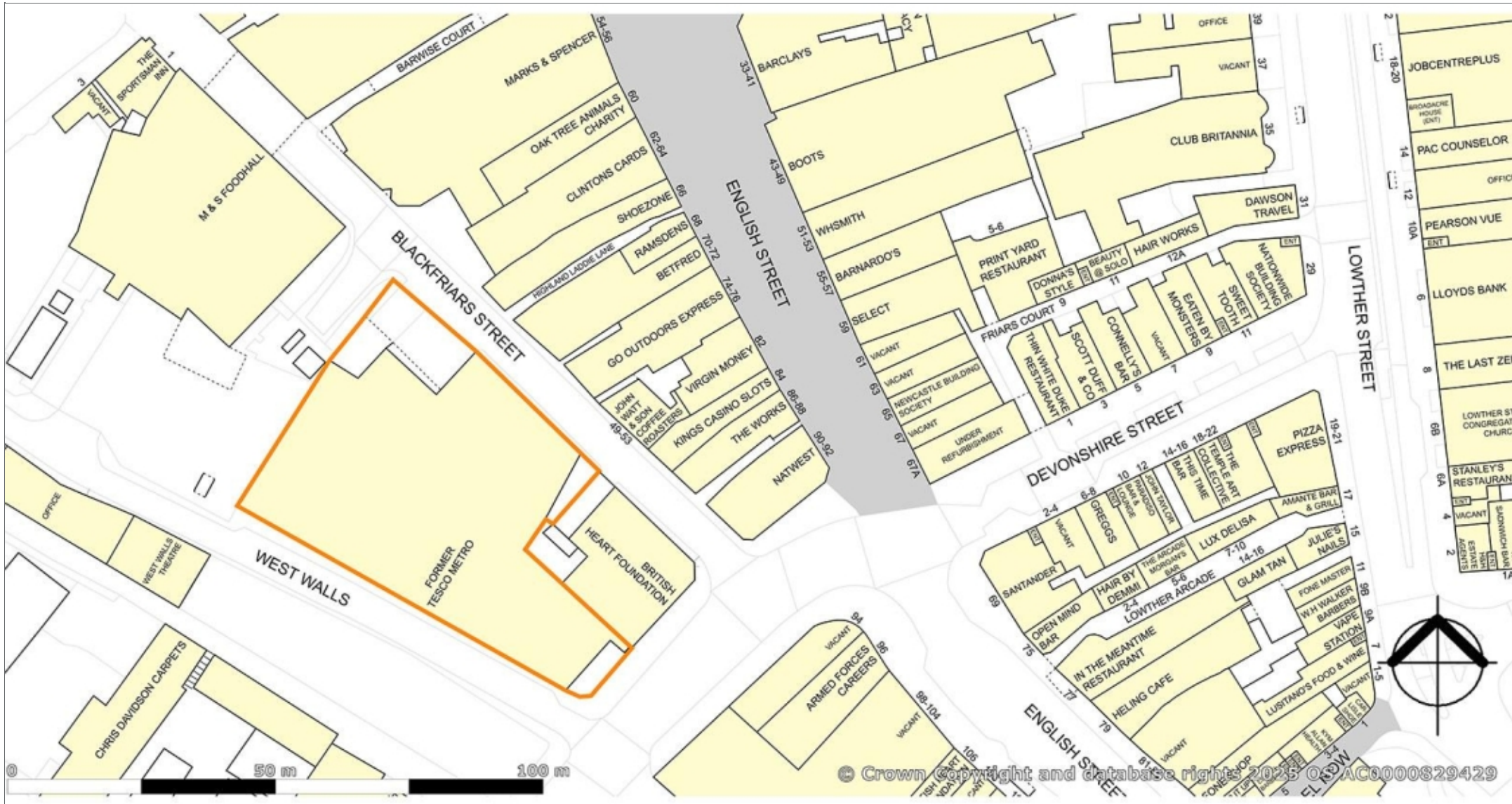


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2024

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