

# 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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)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](http://www.acuitus.co.uk)

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## 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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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)	

# 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](http://www.acuitus.co.uk)

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)

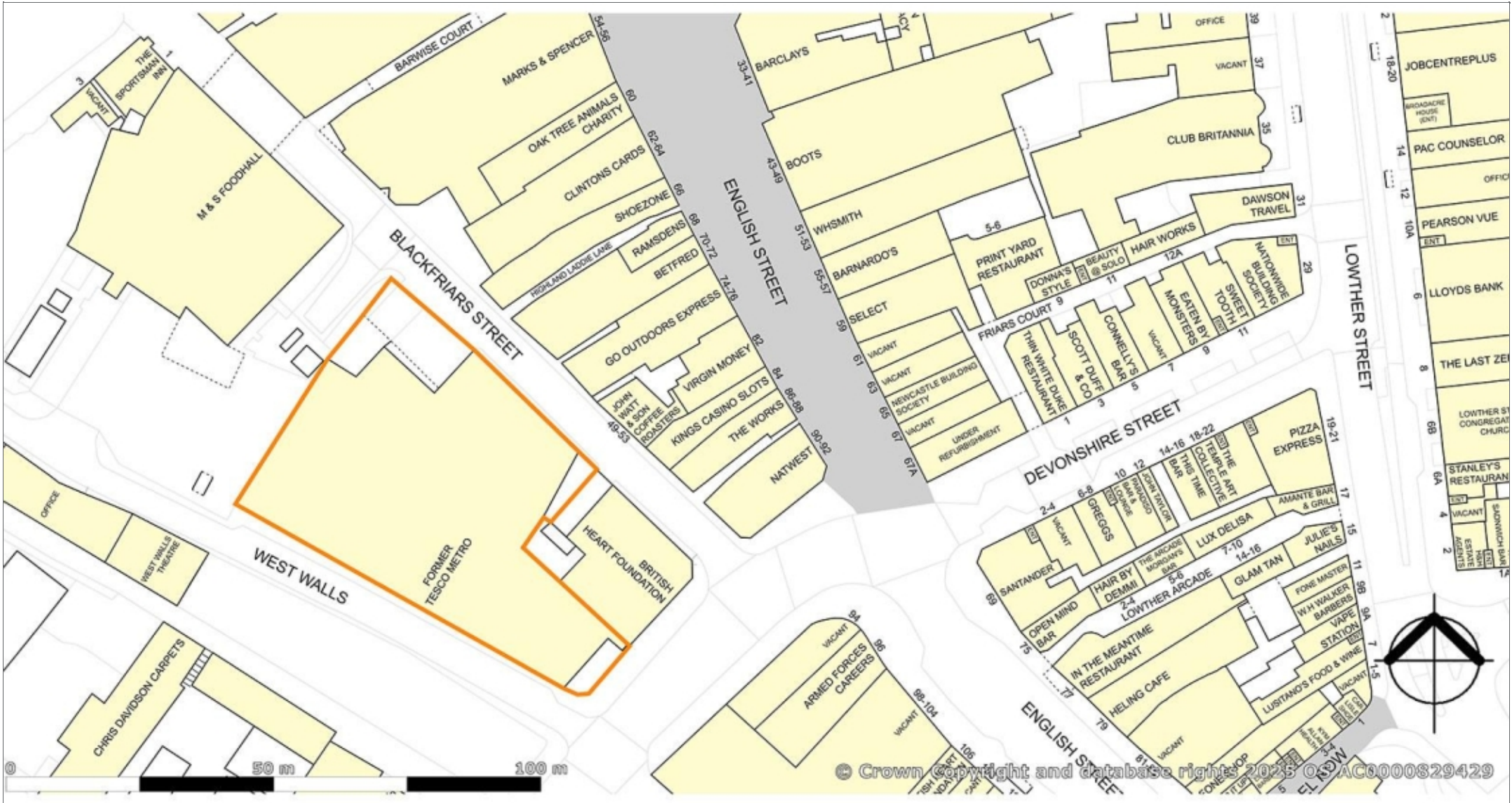


**Freehold Former Supermarket/Development Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# 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**

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Structadene Group**  
9 White Lion Street  
London  
N1 9PD

**James Thomson**  
0207 843 9196  
[james.t@pearl-coutts.co.uk](mailto:james.t@pearl-coutts.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024