

**Lot 9, Asda Superstore, Unit 5A St. Nicholas Gate Retail Park, London Road (A6), Carlisle,
Cumbria CA1 2EA**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Long Let Asda Superstore Investment

- Let to ASDA Stores Ltd until May 2038 (no breaks)
- Fixed rental increases to £894,657 pa in 2028 and £1,037,175 pa in 2033
- Substantial superstore of 3,326.59 sq. m. (35,807 sq. ft.)
- Well positioned in St Nicholas Gate Retail Park
- Other occupiers within the park include Iceland, Tradepoint, The Gym Group, Jollyes, Halfords and Burger King

Lot

9

Auction

11th June 2026

Rent

Gross: £771,722 per Annum
Exclusive

Status

Available

Sector

Supermarket/Convenience, Retail
Warehouse, Ground Rent

Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

Location

Miles

12 miles north of the Lake District, 60 miles west of Newcastle upon Tyne

Roads

A6, M6, A69, A595

Rail

Carlisle Railway Station

Air

Newcastle International Airport

Situation

The property is situated within the St Nicholas Gate Retail Park, a busy and well established retail park prominently positioned on London Road (A6), some 750 metres from Carlisle City Centre. Other occupiers within the park include Iceland, Tradepoint, The Gym Group, Jollyes, Halfords and Burger King.

Tenure

Leasehold. (the interest being sold is held under a concurrent lease) A term commencing on and including 21/12/2017 and expiring on and including 10/05/2038 at a rent of £1.00 per annum.

Description

The property comprises a substantial single store Asda Superstore of 3,326.59 sq. m. (35,807 sq. ft.).

VAT

VAT is applicable to this lot.

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.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. (sq. ft.)	Tenant	Term	Rent p.a.x.	Stepped Rent Increases
Ground	Supermarket	3,326.59	(35,807)	ASDA STORES LIMITED (1)	25 years from 10/05/2013 until 09/05/2038	£771,722	Rising to £894,657 on 10/05/2028 Rising to £1,037,175 on 10/05/2033
Total		3,326.59	(35,807)			£771,722	

(1) For the year ending 31/12/2024 Asda Stores Limited reported Revenue of £23,774,000,000, Operating Profit of (£571,000,000) (Annual report and financial statements as published at Companies House 16/04/2026).

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2024