

# Lot 31

£23,000 Per Annum  
Exclusive

## 75 English Street, Carlisle, Cumbria CA3 8LU

High Yielding City Centre Freehold Cafe/Bar Investment



### Key Details

- Let to tenant trading as Open Mind Bar
- Renewed lease from 8th November 2017, expiring on 27th August 2024
- Property significantly refurbished in 2014
- Prominent position on Carlisle 'bar circuit', opposite Carlisle Train Station
- Nearby occupiers include Boots the Chemist, Tesco Metro, Greggs, B&M and various banks
- Historic University City and Gateway to the Lake District

### Location

Miles: 12 miles north of The Lake District  
59 miles west of Newcastle upon Tyne

Roads: A7, A69, M6

Rail: Carlisle

Air: Newcastle Airport

### Situation

Carlisle is an attractive Cathedral City approximately 59 miles west of Newcastle upon Tyne. The property is located on the east side of English Street, at its entrance to Lowther Arcade, in a prominent location on one of the Carlisle 'bar circuits', and is less than 0.1 mile from Carlisle Station. Other than a number of other bars and licensed operators, nearby occupiers include Boots the Chemist, Tesco Metro, Greggs and B&M.

### Description

The property comprises a four storey building arranged as a ground floor cafe/bar, a basement beer cellar, with further trading/bar accommodation on the first floor and ancillary accommodation on the second floor. There is additional storage in the loft area, which is accessed via a hatch. The property benefits from having a 3 am premises licence.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Bar	69.12 sq m (744 sq ft)	S. KORZEWNIK	Approximately 6.5 years from 08/11/2017 until 27/08/2024 on a full repairing and insuring lease	£23,000	08/11/2020
Basement	Beer Cellar	-	(t/a Open Mind Bar)			08/11/2023
First	Bar/Ancillary	58.00 sq m (624 sq ft)				
Second	Ancillary	32.34 sq m (348 sq ft)				
Loft	Storage	-				
<b>Total</b>		<b>159.46 sq m (1,716 sq ft)</b>			<b>£23,000</b>	

NB: The bar is currently not open for trade under the current Government guidelines. However, the tenant has confirmed that they would like to return trading as soon as the current restrictions are lifted. The tenant is up to date in respect of their rental payments having paid rent for the period from 28th February to 28th May (the tenant pays quarterly in February, May, August and November). The landlord has agreed with the tenant a 6 month rental holiday from 28th May or until such time as the tenant re-opens for trade - please see legal pack.



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

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
george.goucher@acuitus.co.uk

**Seller's Solicitors: Bendles LLP**  
Abbie White  
+44 (0)16973 42121  
aw@bendlessolicitors.co.uk