



Attractive Town Centre investment

Let to Chest Heart & Stroke, Dominos, Spar & Happy Feet Nursery

Total Passing Rent: £121,000pa

Price: O/O £1,800,000

Location

Carlisle is the Clyde Valley's largest town with a residential population of approximately 15,000 and a catchment population of approximately 30,000. The town is located approximately 23 miles south of Glasgow and 7 miles south-east of Motherwell and is easily accessible from the M74 motorway.

The town has proven to be a popular commuter settlement due to its direct rail link to Glasgow with house builders responding with ongoing residential development. The subject property is located in the heart of Carlisle town centre occupying a prominent position at the foot of High Street immediately at its junction with John Street. Nearby occupiers include Boots, Optical Express, Greggs, Scotmid, RS McColl, Ladbroke's, Lloyds Pharmacy, TSB, Semi Chem & Subway.

A brand new school and health centre have been built immediately to the north and south of the subject, further increasing its immediate customer base.

Accommodation

The property comprises a substantial single storey commercial development surmounted by a pitched roof with substantial dedicated car park.

The property has been divided to form 4 no. individual units comprising 1 hot food take away, 1 no. convenience store, retail unit and 1 no. nursery.

Tenancies

UNIT 1

Tenant: C.J Lang & Son Ltd t/a "Spar"

Expiry: 13th May 2038

Passing Rent: £25,000 p.a.x

Rent Review: 5th Anniversary - Next 14th May 2028

C.J. Lang & Son Limited (company no. SC017664) is a family-owned Dundee business, founded in 1919. It is the SPAR wholesaler for Scotland and also a convenience retailer, supplying and supporting more than 300 SPAR stores nationwide, of which around 113 are company-owned. For the year ended 27 April 2025 it reported group net turnover of £255 million, employs about 1,800 people, and operates an on-site distribution centre with a fleet of 55 vehicles.

UNIT 2

Tenant: Happy Feet Nursery & After School Club

Expiry: 30th June 2032

Passing Rent: £48,000 p.a.x

Rent Review: 5th Anniversary - Next 1st July 2027

UNIT 3

Tenant: Chest Heart & Stroke

Expiry: 25th April 2028

Passing Rent: £25,000 p.a.x



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Investment For Sale

Rankin Gait, Carlisle
ML8 4AT

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

Price

Offers over £1,800,000

UNIT 4

Tenant: D.P Realty Limited t/a "Domino's Pizza"

Expiry: 21st December 2037

Passing Rent: £23,000 p.a.x

Rent Review: 5th Anniversary - Next at 22nd December 2027

Tenant Break: 22nd December 2027

DP Realty Limited is a wholly owned subsidiary of Domino's Pizza Group plc and operates as a property holding and development vehicle. Latest filed figures show annual turnover of around £3.6 million, with a portfolio of approximately 1,134 properties (9 freehold and 1,125 leasehold) used to support the Domino's store network, with total assets of about £224 million.





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Viewing strictly by appointment with BRITTON PROPERTY -

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