

Hyde Harrington

FORMER LICENSED RESTAURANT POTENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

Dhaka Tandoori
London Road, Carleton, Carlisle



Long established restaurant, now closed.

Prominent main road location south of the city.

Covers for 80. First floor living/staff accommodation.

On site car parking to the rear

Possible redevelopment opportunity.

Price: Offers invited in excess of £125,000

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PLANNING CONSULTANCY · BUILDING DESIGN · QUANTITY SURVEYING · CONTRACT ADMINISTRATION
BUILDING SURVEYS AND DEFECT ANALYSIS · DILAPIDATIONS · PARTY WALL MATTERS
SOCIAL HOUSING · ASSET MANAGEMENT · VALUATIONS · RENT REVIEWS · LEASE RENEWALS

Dhaka Tandoori Restaurant, Carleton, Carlisle, CA1 3DS

Description

The restaurant has been operating from this site for over 25 years. The main building is of traditional sandstone construction with rendered and painted elevations under a pitched slated roof.

The front conservatory dining extension was added in 1999. The kitchen was extended to the rear a few years earlier. Windows have been replaced in uPVC double glazed frames to the front.

The upper floor has owners/staff living accommodation.

Included within the title is part of the yard to the rear, over which there is a right of access to the adjoining property.

Location

The property is situated on the A6 London Road south east of the City Centre at Carleton. It is in an area of mixed commercial and residential properties along the road, with agricultural land to the rear. The Green Bank public house is to the side of the property.

Junction 42 of the M6 motorway is within a mile to the south.

Accommodation

Ground floor

| | |
|---------------------------|--|
| Reception & lobby | |
| Front conservatory dining | 11.44 x 3.22 |
| Main dining area | 9.32 x 4.2 |
| Bar/lounge | 6.42 x 4.04 |
| Disabled WC | |
| Rear dining area | 4.62 x 5.8 |
| Male & female WCs | |
| Kitchen | 6.35 x 5.79 |
| | Gas cooking, commercial kitchen with stainless steel fixtures & fittings. Tiled floor & walls. |

| | |
|------------|---|
| Store room | 4.56 x 4.12S |
| | Separate front door, secondary staircase. |

First floor

| | |
|---------------|---|
| Rear office | 4.67 x 4.31 |
| | Brick fireplace & oriel window to the side. |
| Bathroom | 3.7 x 2.3 |
| | Three piece coloured suite |
| Front bedroom | 4.4 x 3.68 |
| Front bedroom | 4.26 x 2.58 |
| Front bedroom | 4.23 x 2.57 |
| Rear bedroom | 4.3 x 3.56 |
| Front bedroom | 3.4 x 3.13 |
| Store room | 4.14 x 4.14 |
| WC | |

Business Rates

The commercial area has a rateable value of £12,500. The draft 2017 rating assessment is £13,000.

Council Tax

The residential element is assessed in Band B for Council Tax purposes.

Services

All mains services are laid on to the property.. There is gas fired central heating.

Tenure

Freehold

EPC

An EPC has been commissioned and will be available to potential tenants

Viewing

By arrangement only through
Hyde Harrington. Tel: 01228 595600

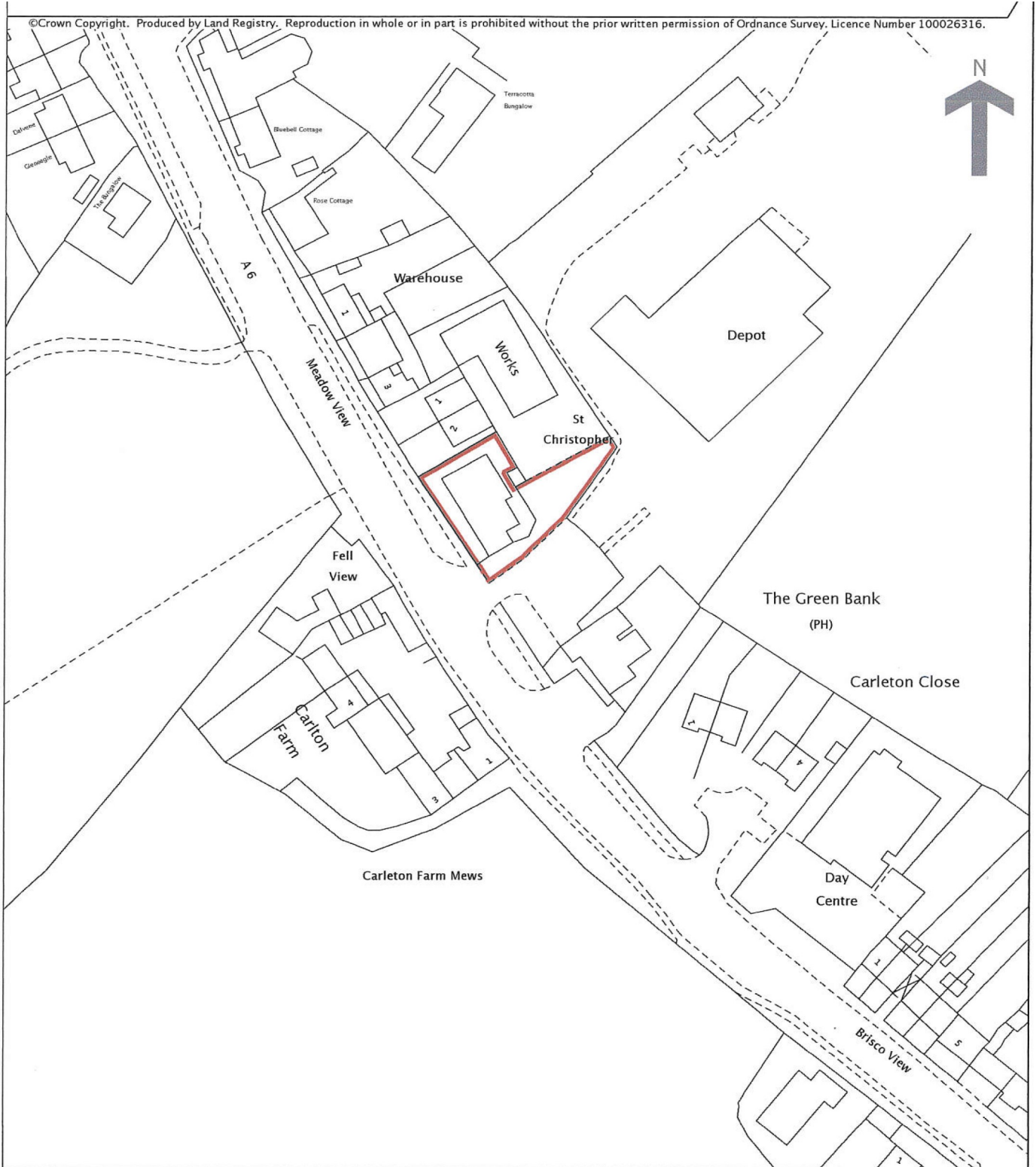
Particulars updated January 2017 10955

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or Hyde Harrington.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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Location Plan - NTS

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