



# Old Wool House Apartments

2 Crosby Street, Carlisle, Cumbria, CA1 1DQ

## Freehold £595,000

- Carlisle city centre
- Freehold property and business
- Four luxury apartments
- Fully furnished
- Ground floor commercial unit
- Net rental income £73,000 YE October 2024

Ref: 93743

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## LOCATION

The Old Wool House Apartments are located in the Cumbrian city of Carlisle. The city is at the confluence of the rivers Eden, Caldew and Petteril and is the main cultural, commercial and industrial centre in the borderlands. Carlisle is home to the University of Cumbria campus and a variety of museums and heritage centres. The Old Wool House Apartments are located on Crosby Street, just a short walk from the city centre, in close proximity to a host of landmarks including Carlisle Castle, Carlisle Cathedral and Tullie House Museum.

Carlisle is linked to the rest of England via the M6 motorway to the south and to Scotland via the M74 towards Glasgow. Many trunk roads begin in Carlisle, including the A6 Penrith to Luton, the A595 and the A69 which links the town to Newcastle Upon Tyne. Carlisle railway station serves the town and is the principal station on the West Coast Main Line, providing links nationally. Carlisle bus station connects to routes throughout the county. Carlisle Lake District Airport is 6 miles northeast of the city.

The freehold property is of brick construction over three levels of substantial size and sits on a corner plot. The building was converted and fully refurbished in 2018 by the renowned Carlisle builder, McKnight & Son. It reaches all building regulations and boasts superb insulation, new electrics, new double glazing and is fully sound proofed.

Each apartment has a comfortable and spacious living area, bespoke built kitchen area, double bedroom with king/super king size bed, individually designed, fitted furniture and an extremely spacious tiled shower room with large walk-in shower. As well as many unique features, no expense has been spared on the finish, with high end fixtures, fittings and furniture.

The ground floor unit has a large main office space, kitchen, toilet, private office and ample storage. The sitting tenant is a long-established estate agent with a flexible tenancy .

## TRADE AREAS

### GROUND FLOOR

Open plan OFFICE space with laminate floors, separate OFFICE to the rear. To the rear left is also a STAFF WC and KITCHEN. MEETING ROOM area to the main office space.

FOUR SERVICED APARTMENTS with private access. COMMUNAL HALLWAY benefitting from key code access with carpeted and exposed brickwork.

### FIRST FLOOR

APARTMENT TWO – HALLWAY, LOUNGE, KITCHEN with unit worktops, laminate floors, sofa, TV and integrated appliances. Separate BATHROOM with walk-in shower, vinyl tile flooring, toilet, hand basin and large mirror. Double BEDROOM with carpeted floors, double bed and fitted furniture.

### SECOND FLOOR

APARTMENT THREE – HALLWAY, open plan LOUNGE/KITCHEN with integrated appliances and exposed wood beams to ceiling. Double BEDROOM carpeted, with fitted wardrobe, desk and TV. BATHROOM with tiled vinyl

flooring, tiled pastel walls, basin, toilet and walk-in shower with glass screen.

APARTMENT FOUR – HALLWAY with laminate floors and brick chimney breast. BATHROOM with vinyl patterned tiled flooring, basin, toilet and walk-in shower cubicle. Double BEDROOM with carpeted floors, double bed, TV and fitted wardrobe and desk. Open plan LOUNGE/DINER KITCHEN with laminate floors, TV, exposed brickwork, sofa, dining table, fitted units and integrated appliances.

APARTMENT ONE – Private access stairwell leading to first floor. HALLWAY with separate BATHROOM, vinyl flooring, walk-in shower cubicle, basin, toilet. Open plan LOUNGE/KITCHEN with laminate floors, sofa, TV, exposed brickwork and open chimney breast. Fitted kitchen units with integrated appliances. Double BEDROOM with carpeted floors, TV, exposed brickwork to wall fitted wardrobe and desk.

Each of these apartments is furnished and decorated to a very high standard with no expense spared. They each further benefit from double glazing throughout, electric heating to rooms with chrome towel rails to bathrooms. The property complies with all building regulations, has had new electrics throughout and is also sound proofed.

## THE BUSINESS

The business is rated as 'exceptional' on Booking.com and holds 'Super Host' status on Airbnb with its four luxury, fully furnished, one bedroom apartments.

The business offers a great profit, with accounts for year ended October 2024 showing a net turnover of £73,000 and net profits of £59,000, with an additional £6,000 rental income from the ground floor office space, but still provides a flexible lifestyle for the current owner who only works 2-3 hours per day and only trades for 8 months of the calendar year, allowing time for family holidays. There is obviously huge growth potential for a buyer who wishes to trade for 12 months of the year.

The business benefits from a high rebooking rate from repeat guests and has a solid proportion of longer lets over 3 days. It also enjoys strong trade from the weekend tourist market and business guests. It has a unique advantage, being adjacent to Carlisle Crown Court, and benefits from many solicitors and barristers staying over.

## TENURE & PRICE

**FREEHOLD £595,000** to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## LICENCE

The premises holds a licence to sell alcohol from the mini bars.

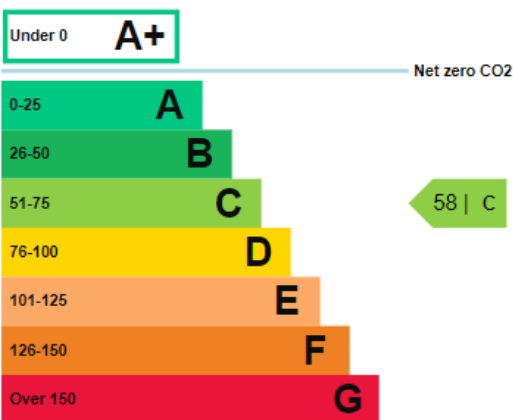
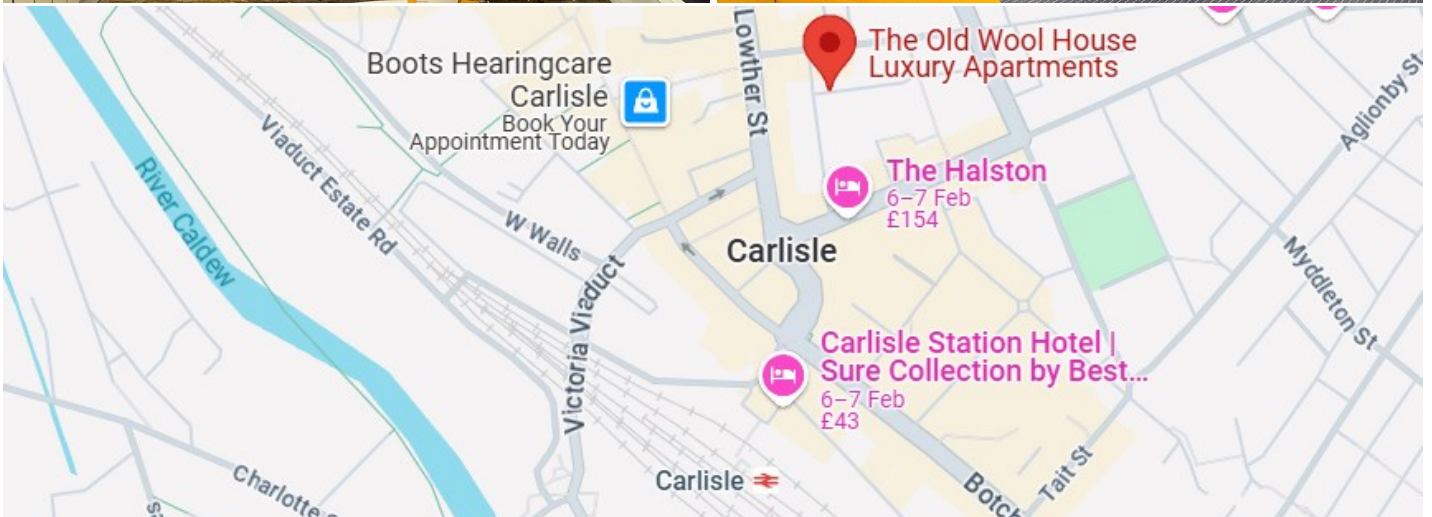
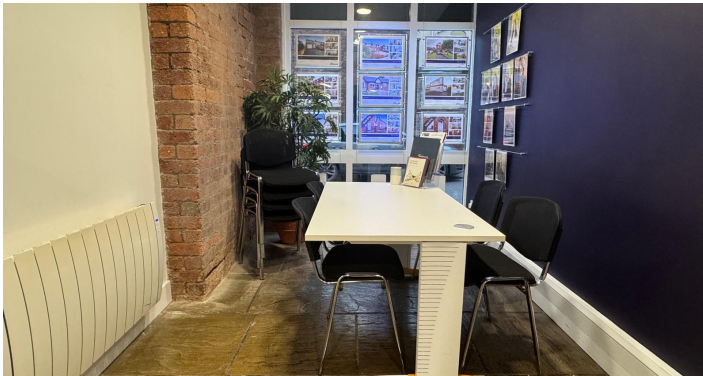
## SERVICES

Mains water and electricity. CCTV.

**Local Authority:** Carlisle City Council

**Rateable Value:** Ground Floor £6,800 . 1st and 2nd Floors £3,350.  
Both figures are from April 2023 to present.





## BUSINESS MORTGAGES

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