

Cumbrian Properties

1 Scalegate Road, Upperby



Price Region £130,000

EPC-B

Commercial premises | Residential location
4 reception rooms | Kitchen & utility | Wet room
Potential to convert to fully residential | Rear yard & garage

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 1 SCALEGATE ROAD, UPPERBY, CARLISLE

A well-maintained commercial property currently leased to a successful hair and beauty business achieving a rental of £9,000 per annum. The space includes four treatment rooms and a hair salon, along with a rear yard and garage. The gas central heated and double glazed property is in a prime residential area and the building spans two floors. The ground floor features two treatment rooms and a hair salon, while to the first floor, the original lounge and bedroom are also used for treatments. The first floor also includes a kitchen and wet room. To the rear there's a yard and garage. While the property is currently leased to one tenant, it has potential for flexibility. It could be divided into a commercial space on the ground floor and a residential unit upstairs or converted entirely into a residential home (subject to the relevant planning permissions).

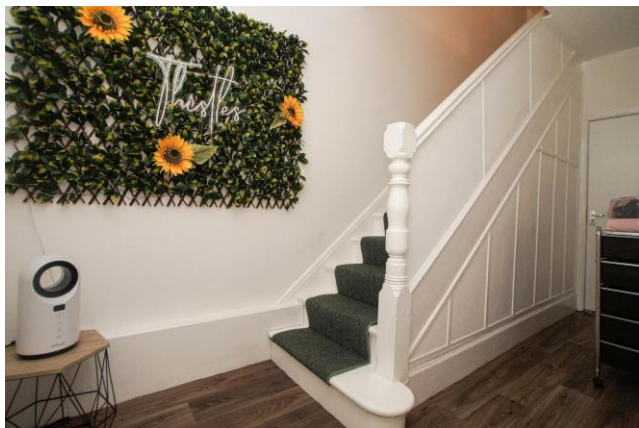
Located on Scalegate Road, on the southern edge of Carlisle, the property offers convenient access to the city centre, primary and secondary schools, supported by regular bus services. The surrounding area includes countryside, access to the River Caldew, and walking paths to Dalston. Major roads like the M6, A69, A6, and A595 are nearby, as well as local amenities such as, Carlisle Racecourse, and the popular Hammond's Pond, known for its boating lake and playground.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the vestibule.

VESTIBULE Doors to entrance hall and reception room 1.

ENTRANCE HALL Wood effect laminate flooring, staircase to the first floor and door to reception room 2.



ENTRANCE HALL

ROOM 1 (21'6 x 19') "L" shaped room currently used as a hair salon with UPVC double glazed windows to the front and rear, electric radiator, coving to the ceiling, understairs storage cupboard, timber framed door to the rear yard and door to kitchen.



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ROOM 1

UTILITY ROOM (6'9 x 6'3) Fitted worksurfaces and cupboards incorporating a sink unit with tiled splashbacks, plumbing for a washing machine and UPVC double glazed window to the rear.



UTILITY ROOM

ROOM 2 (18'5 x 9'3) Currently used as a beauty room with UPVC double glazed windows to the front and side, radiator, wood effect herringbone vinyl flooring and cupboard housing the consumer units and meters.



ROOM 2

FIRST FLOOR

LANDING Radiator, loft access and shelved storage cupboard. Doors to lounge, bedroom, kitchen and wet room.

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ROOM 3 (19'3 x 13') Currently used as a beauty room with UPVC double glazed windows to the front and side, coving to the ceiling, two radiators, wood effect herringbone vinyl flooring and gas fire with wooden mantle and surround.



ROOM 3

ROOM 4 (13' x 10') Currently used as a beauty room with UPVC window to the front, radiator and wood effect herringbone vinyl flooring.



ROOM 4

KITCHEN (13' x 10') Fitted kitchen incorporating a freestanding cooker with extractor hood above, sink unit with mixer tap, plumbing for washing machine, cupboard housing the Worcester boiler, tile effect vinyl flooring, radiator and UPVC double glazed windows to the front and rear.



KITCHEN

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WET ROOM (6'4 x 5'7) Wall mounted shower, WC and vanity unit wash hand basin. Aqua-panelled splashbacks, heated towel rail, UPVC double glazed frosted window to the rear and panelled ceiling.



WET ROOM

OUTSIDE Enclosed rear yard with pedestrian access gate, single garage providing storage and **OUTSIDE WC** with WC, wash hand basin and tile effect vinyl flooring.



REAR YARD

TENURE To be confirmed by the vendor.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

30 This is how energy efficient the building is

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient