

Carlisle – 2A/2B Market Street, Cumbria CA3 8QJ

Freehold Office Investment & Ground Rent with Residential Development Opportunity

Prior approval granted in February 2026 for conversion into 8 x 1-Bedroom Residential Apartments (C3)



**BLUE ALPINE**

PROPERTY CONSULTANTS



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## Freehold Vacant Office & Ground Rent with Residential Development Opportunity

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### Investment Consideration:

- Purchase Price: £190,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises self-contained office accommodation at first and second floor
- Prior approval granted in February 2026 for conversion to 8 x 1-Bed apartments
- Two of the apartments would benefit from study room
- Occupiers nearby include The Market Hall Shopping Centre, TK Maxx and more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 2A &amp; 2B (First Floor and Second Floor)</b>	First Floor: Reception, 4 office rooms, storage, staff room, wc Second Floor: 4 office rooms, storage, wc Total Office GIA: 515 sq m (5,543 sq ft)		Vacant		Note 1: Development opportunity
<b>No. 1-2 (Ground Floor)</b>	Retail Shop: Sold-off	Individual	999 Years from 2025	Peppercorn	Note 1: FRI
<b>No. 3 (Ground Floor)</b>	Retail Shop: Sold-off	Individual	999 Years from 2025	Peppercorn	Note 1: FRI
<b>No. 4 (Ground Floor)</b>	Retail Shop: Sold-off	Individual	999 Years from 2025	Peppercorn	Note 1: FRI

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### Property Description:

Comprises mixed-use block of 3 ground floor shops (sold-off) and self-contained office/commercial premises (Class E), arranged over first and second floor, providing the following accommodation and dimensions:

First Floor: Reception, 4 office rooms, storage, staff room, wc

Second Floor: 4 office rooms, storage, wc

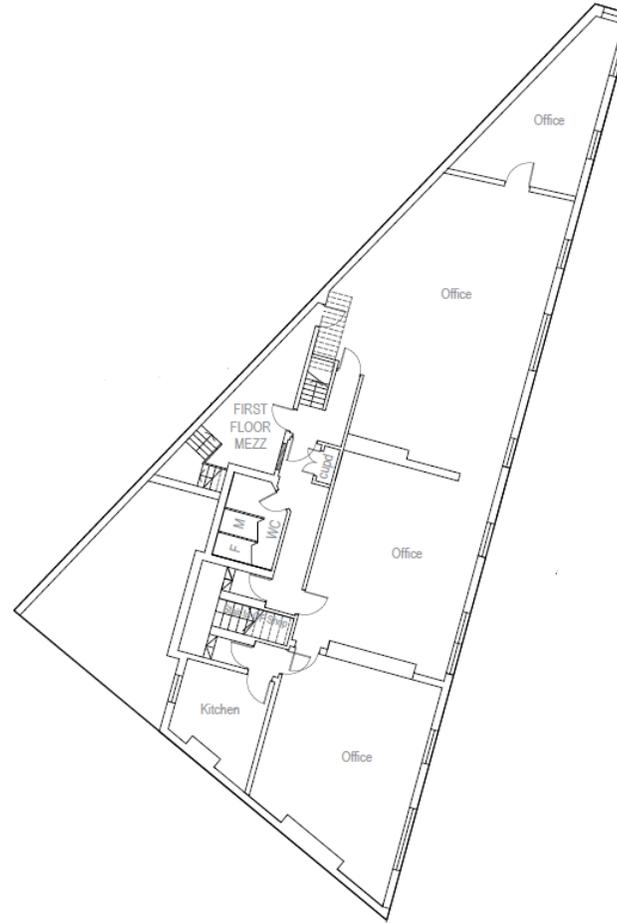
Ground Floor: 3 retail shops (sold-off)

**Total Office GIA: 515 sq m (5,543 sq ft)**

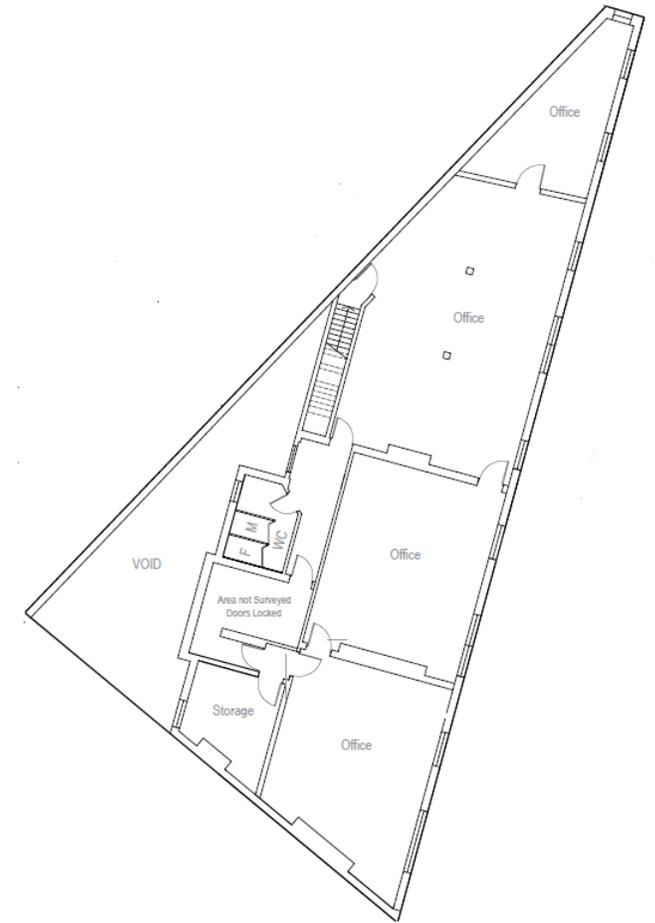
### Tenancy:

First & second floor offices are at present vacant.

The 3 ground floor shops have been sold-off on long leasehold for a term of 999 Years at ground rent of peppercorn.



Existing First Floor



Existing Second Floor



## Development Potential:

Prior approval granted for conversion of existing first and second floor offices into 8 x 1-bed apartments (2 apartments have study room), providing the following accommodation and dimensions:

### First Floor:

**Apartment 1: 37 sq m (398 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Apartment 2: 50 sq m (538 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Apartment 3: 41 sq m (441 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Apartment 4: 55 sq m (592 sq ft)**

1 bedroom, study, kitchen/living room, bathroom

### Second Floor:

**Apartment 5: 37 sq m (398 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Apartment 6: 50 sq m (538 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Apartment 7: 41 sq m (441 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Apartment 8: 55 sq m (592 sq ft)**

1 bedroom, study, kitchen/living room, bathroom

**Total proposed GIA: 366 sq m (3,938 sq ft)**



Proposed First Floor

Proposed Second Floor

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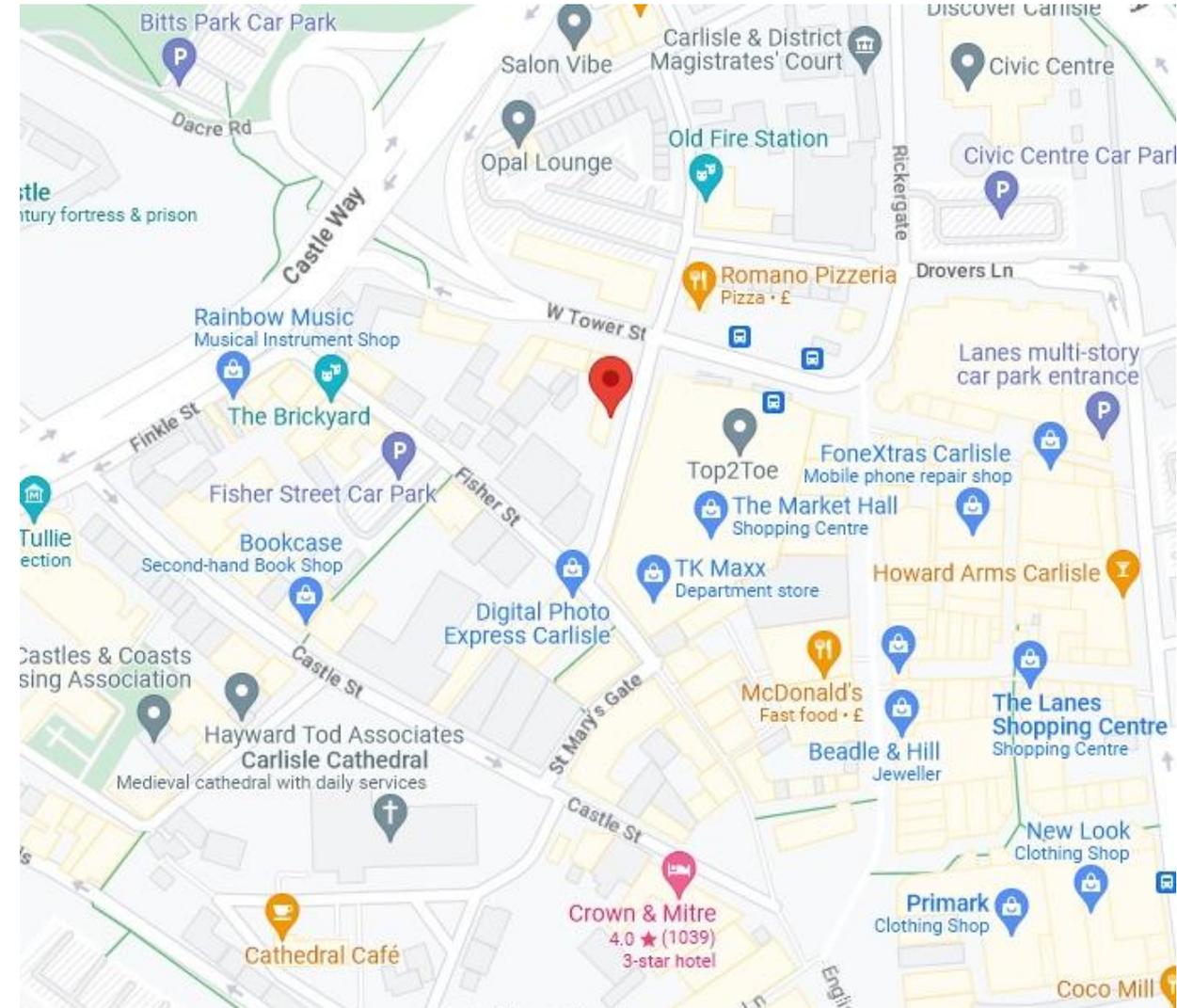
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### Location:

Carlisle is a border city and the county town of Cumbria. The town is located 8 miles south of the Scottish border at the confluence of the rivers Eden, Caldew and Petteril. Carlisle is the only city in Cumbria. The city centre is largely pedestrianised and the Lanes shopping centre is home to around 75 shops. Carlisle is linked to the rest of England via the M6 motorway to the south, and to Scotland via the M74/A74 towards Glasgow and the north. The property is located in the town centre with occupiers nearby include The Market Hall Shopping Centre, TK Maxx, Restaurants, Barbers and more.



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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

## Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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