

# FOR SALE : SHOWROOM, WORKSHOPS AND YARD

87B KINGSTOWN BROADWAY • KINGSTOWN INDUSTRIAL ESTATE • CARLISLE • CA3 0HA



- PROMINENT ROADSIDE LOCATION TO THE NORTH OF CARLISLE
- ESTABLISHED CAR SHOWROOM AND INDUSTRIAL LOCALITY
- STANDALONE VEHICLE SALES AND MAINTENANCE COMPLEX WITH FORECOURT AND YARD
- GROSS INTERNAL AREA 1,137 SQ.M (12,239 SQ.FT)
- TOTAL SITE AREA 0.31 HECTARES (0.77 ACRES)
- OFFERS OVER £1,000,000 ARE INVITED

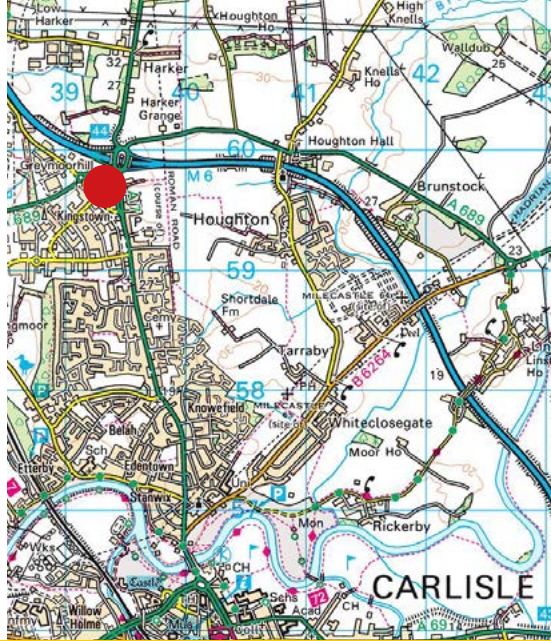
**DM HALL**  
CHARTERED SURVEYORS

COMMERCIAL DEPARTMENT  
15 MILLER ROAD, AYR, KA7 2AX  
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## LOCATION

The property occupies a prominent corner position on Kingstown Broadway at its junction with Parkhouse Road within the well-established Kingstown Industrial Estate to the north of Carlisle, just off Junction 44 of the M6.

The Kingstown area is home to a variety of mixed uses including industrial, vehicle showroom, roadside, trade counter and retail uses, with Kingstown Retail Park located opposite the property.



## DESCRIPTION

The property is a standalone, purpose built vehicle sales and maintenance complex with forecourt and rear service yard.

The showroom consists of two separate but interlinking pavilion style buildings with the main access off Kingstown Broadway and a return display on to Parkhouse Road. The accommodation is to a modern finish with first floor offices. The showrooms interconnect with two separate service workshops sharing a central service yard.

The forecourt wraps around the building with access on to Kingstown Broadway.

## FLOOR AREAS

The property extends to the following gross internal floor areas:

Showroom/Offices:	765 sq.m	8,234 sq.ft
Workshops:	372 sq.m	4,005 sq.ft
Total:	1,137 sq.m	12,239 sq.ft

The site extends to a total area of 0.31 hectares (0.77 Acres), or thereby.

## RATING

The rateable value is £98,000.

## TENURE

The property is held by way of a 99 year ground lease from August 1989 (69 years unexpired) with a passing rent of £17,760 per annum.

## PRICE

Offers over £1,000,000 are invited for our client's long leasehold interest, exclusive of VAT.

Equipment relating to the previous use is available through separate negotiation. Further details are available by contacting Mark Rowlands of Sanderson Wetherall LLP on 0161 259 7025 or, [mark.rowlands@sw.co.uk](mailto:mark.rowlands@sw.co.uk).

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.



## INTERNAL VIEW



## LEGAL COSTS

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Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION:

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