

FOR SALE : SHOWROOM, WORKSHOPS AND YARD

57A GREARSHILL ROAD • 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 1,085 SQ.M (11,679 SQ.FT)
- TOTAL SITE AREA 0.40 HECTARES (0.97 ACRES)
- OFFERS OVER £1,100,000 ARE INVITED

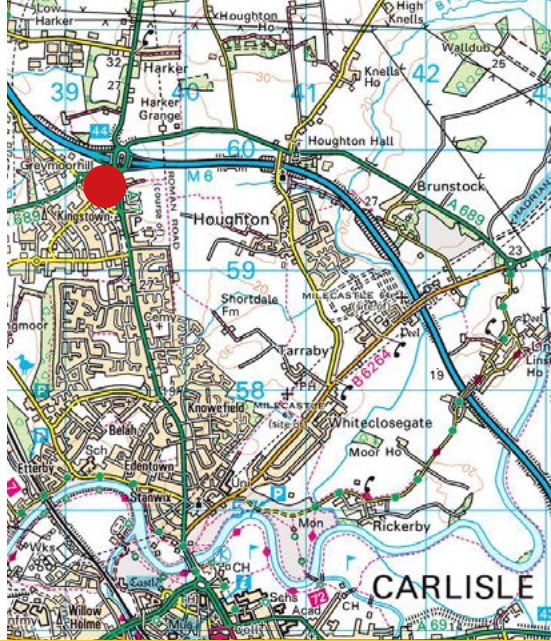
DM HALL
CHARTERED SURVEYORS

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LOCATION

The property occupies a prominent corner position on Gearshill Road at its junction with Kingstown Broadway 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 and associating offices have an extensive glazed frontage with a modern interior and link internally to the vehicle workshop, which has a number of vehicular entrance doors.

The forecourt wraps around the building with access on to Gearshill Road and Kingstown Broadway leading to a service yard at the rear of the property.

FLOOR AREAS

The property extends to the following gross internal floor areas:

Showroom/Offices:	634 sq.m	6,824 sq.ft
Workshops:	451 sq.m	4,855 sq.ft
Total:	1,085 sq.m	11,679 sq.ft

The site extends to a total area of 0.40 hectares (0.91 Acres), or thereby.

RATING

The rateable value is £108,000.

TENURE

The property is held by way of a 125 year ground lease from September 1989 (95 years unexpired) with a passing rent of £18,950 per annum.

PRICE

Offers over £1,100,000 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

ENERGY PERFORMANCE CERTIFICATE

Available upon request.



INTERNAL VIEW



LEGAL COSTS

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

VIEWING & FURTHER INFORMATION:

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IMPORTANT NOTE

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