

4033-4034/RP

ON THE INSTRUCTIONS OF LORD'S WORK TRUST

CARLISLE

SITES 66A & 66B
KINGSTOWN INDUSTRIAL ESTATE

FOR SALE

WORKSHOP/WAREHOUSE/OFFICES
WITH YARDS



LOCATION

The properties are situated approximately 2 miles north of Carlisle city centre on the popular Kingstown Industrial Estate less than 0.5 miles from junction 44 of the M6 where it links with the M74 to Glasgow and the A7 to Edinburgh.

The properties are located on the junction of Kingstown Broadway and Millbrook Road, with vehicular access from both roads. Nearby occupiers include STL, MAN Trucks, various trade counter operators and numerous car showroom and commercial vehicle premises.

For identification purposes only Site 66A is shown edged red and Site 66B edged blue on the attached OS plan extract.

DESCRIPTION

The properties comprise 2 no. semi-detached units constructed around 30 years ago providing single storey workshop/warehouse areas of cavity brickwork construction under pitched roofs together with attached single storey brick built office blocks under assumed flat felt covered roofs.

The workshop building on Site 66A has had its original pitched roof replaced with an insulated profile metal clad roof and internally has been entirely fitted out for office use, although the rear roller shutter door remains in situ. Site 66B is largely used at present as storage/workshop space although a self contained office area has been created. The unit benefits from vehicular access to the front and rear elevations by way of 2 no. manually operated roller shutter doors.

Externally both units benefit from good sized external yard areas to the rear and side with additional parking and circulation areas to the Millbrook Road frontage.

SERVICES

Mains water, electricity (3 phase) and a connection to the mains drainage system are available. Gas is present on the Estate.

ACCOMMODATION

Site 66A

Offices and ancillary 2814 sq ft (261.46 sq m)

Site Area 0.383 acres (1550.70 sq m)

Site 66B

Offices and ancillary 1031 sq ft (95.80 sq m)

Workshop/storage 1783 sq ft (165.66 sq m)

Total 2814 sq ft (261.46 sq m)

Site Area 0.4 acres (1616.70 sq m)

RATING

The Valuation Office Agency website specifies that the current rateable values are as follows:-

Site 66A	£11,250
Site 66B	£12,250

The national non-domestic rate for the current (2010/2011) rate year is 41.4p in the £.

TENURE

Each property is held by way of an individual 99 year ground lease from Carlisle City Council.

Site 66A runs from 5 June 1979 (68 years unexpired) at a passing rent of £4,450 pa.

Site 66B runs from 12 January 1977 (65.5 years unexpired) at a passing rent of £4,530 pa.

Both leases are subject to 7 yearly rent reviews.

SALE PRICE

The properties are offered for sale as a single lot with offers invited in the region of **£275,000** for the long leasehold interests. Alternatively disposals of the individual sites would be considered.

VAT

All prices quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen.

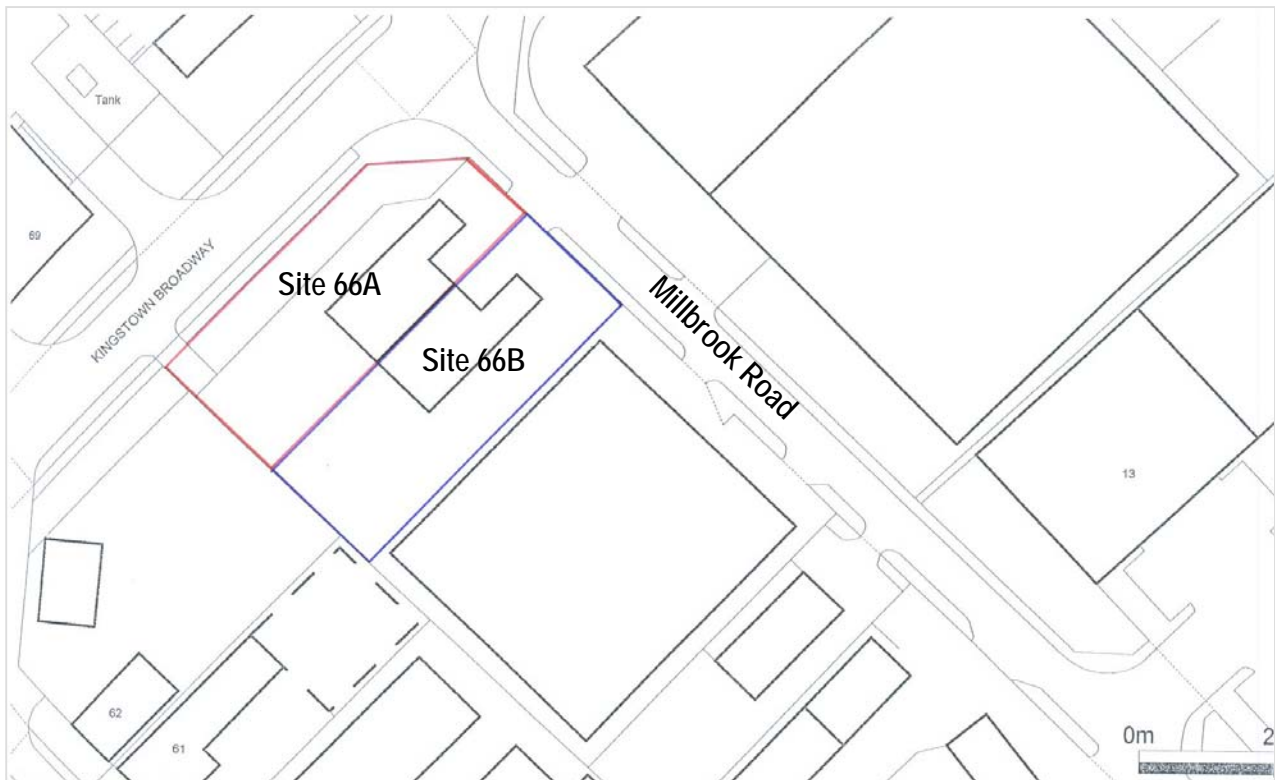
Details prepared - June 2010



Suite 2 Telford House, Riverside,
Warwick Road, Carlisle CA1 2BT

Tel: 01228 544733
Fax: 01228 520294

E-mail: carlisle@carigietcowen.co.uk



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