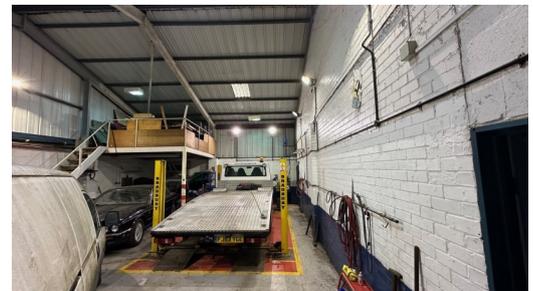


## FOR SALE (may let)

### **USHERS GARAGE** **CURROCK ROAD TRADE CENTRE** **CURROCK ROAD, CARLISLE CA2 5AD**



**RARE OPPORTUNITY TO ACQUIRE A LONG ESTABLISHED,  
MOTOR REPAIR & CAR SALES BUSINESS**

**GIA 5,060 SQ FT (470 SQ M)**

**FULLY FITTED OUT WORKSHOP INCLUDING CLASS 4 MOT  
PROMINENT, ACCESSIBLE EDGE OF CITY CENTRE LOCATION**

**NEARBY OCCUPIERS INCLUDE: TOPPS TILES, SCREWFIX, PLUMB CENTER,  
HOWDENS, JOHNSTONE'S PAINTS AND BENSONS FOR BEDS**

## LOCATION

Carlisle is the predominant population and commercial centre for Cumbria and a large part of southwest Scotland, with a resident population of over 108,000 drawing on a wider catchment of over 380,000.

Less than 1 mile from Carlisle City Centre this long established motor repair business offers a rare opportunity to acquire a trading business in a very accessible location which serves the southern part of the City. Close to Currock Road's junction with Crown Street, the Currock Road Trade Centre benefits from high levels of passing traffic. Nearby occupiers include Topps Tiles, Screwfix, Plumb Center, Howdens, The Range, Rickerbys, DW Fitness / Sports Direct, Hollywood Bowl, Lifestyle Fitness and Bensons for Beds.

## DESCRIPTION

The property comprises a detached workshop/ warehouse of steel portal frame construction with block and brick walls and insulated profile steel cladding above with a pitched internally insulated profile steel sheet roof over. The main workshop area has a clear internal eaves height is of 3.35m.

Internally, the space is made up of the main workshop with various side areas off providing additional workspace and stores, as well as reception area, office and staff facilities. There is also a first floor office area. To the rear of the main workshop is a further attached unit with it's own roller shutter door access, office and WC facility.

Externally, we understand the property benefits from the exclusive use of the yard and car parking spaces to the front, with additional parking available along the southern elevation of the building.

## ACCOMMODATION

<b>Gross Internal Area ( comprising of )</b>	<b>470 sq m</b>	<b>(5,060 sq ft)</b>
Main Workshop	191.9 sq m	(2,066 sq ft)
Ancillary Areas to sides	111.5 sq m	(1,200 sq ft)
Ground Floor Store to rear	36.1 sq m	( 390 sq ft)
First floor Office over	23.4 sq m	( 252 sq ft)
Workshop & Ancillary	107.1 sq m	(1,152 sq ft)

## SERVICES

We understand mains water, gas, electricity (3 phase) and drainage are connected to the property.

## RATING ASSESSMENT

The Valuation Office Agency website describes the property Workshop & Premises with a 2023 List Rateable Value of £17,000. The current year (2023/2024) applicable non-domestic rate in the £ is 49.9p.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-111.

## METHODS OF DISPOSAL

The business, Ushers Garage Limited, is available on a sale basis due to the owners' intention to retire. The business was established in 1983 and has traded in its current location for almost 35 years.

Summary Accounts for the last 5 years are available to genuinely interested parties who provide their full contact details and have committed to view the premises.

Offers in the region of **£450,000** are invited for Ushers Garage Limited to include the business; goodwill; trade name; equipment & machinery and the freehold premises at Currock Road Trade Centre.

Alternatively, consideration would be given to granting a new full repairing & insuring Lease for a minimum period of 5 years or multiples thereof, to include existing equipment & machinery if required, at a rent of **£35,000 per annum** exclusive.

## VIEWINGS

Strictly by appointment with the sole agents Carigiet Cowen. For further information contact:-

Richard Percival    T: 01228 635006    E: [rpercival@carigietcowen.co.uk](mailto:rpercival@carigietcowen.co.uk)

Details Prepared: March 2024

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

