

3982/RP

## CARLISLE

SITE 9 LORD STREET  
ST NICHOLAS TRADING ESTATE

### FOR SALE (MAY LET)

SINGLE STOREY WORKSHOP

2472 sq ft    229.65 sq m



#### LOCATION

Carlisle is the chief administrative centre of Cumbria, with a resident population circa 75,000, and an immediate catchment in excess of 150,000. The City is the principal retail centre for the area, with Newcastle 60 miles east; Glasgow, 90 miles north; and Preston circa 80 miles south.

The property occupies a good trading location within St Nicholas Industrial Estate. Occupiers in the immediate vicinity include **Border City Window (Systems) Ltd, Vaseys, Johnson & Bulman and Edenside Carpets**. This is a mixed commercial area with numerous retail and trade counter operators present. The property could be used for a variety of uses, subject to gaining the necessary planning consents.

For the purposes of identification only, the location of the property is shown edged red on the attached plan extract.

#### DESCRIPTION

The property comprises a single storey concrete portal framed building with a pitched, corrugated roof over main area and a flat felt roof over adjoining part. Access is via a roller shutter door. The property benefits from a tarmac forecourt area with off street parking for a limited number of vehicles.

#### ACCOMMODATION

Workshop/office/ancillary

**TOTAL GIA**                      2472 sq ft            (229.65 sq m)

#### TENURE

The property is available by way of a 125 year ground lease from 7 March 2008 at a current rent of £1,450 pa.

#### SERVICES

Mains supplies of electricity and water are connected to the unit. Gas is available in the area.

#### RATING

The Valuation Office Agency website shows the property has a current 2010 List Rateable Value of £8,600.

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

#### PRICE

Offers in the region of **£150,000** are invited for the long leasehold interest.

Consideration may be given to letting the property if suitable terms can be agreed.

#### VAT

All prices quoted are exclusive of VAT where applicable.

#### COSTS

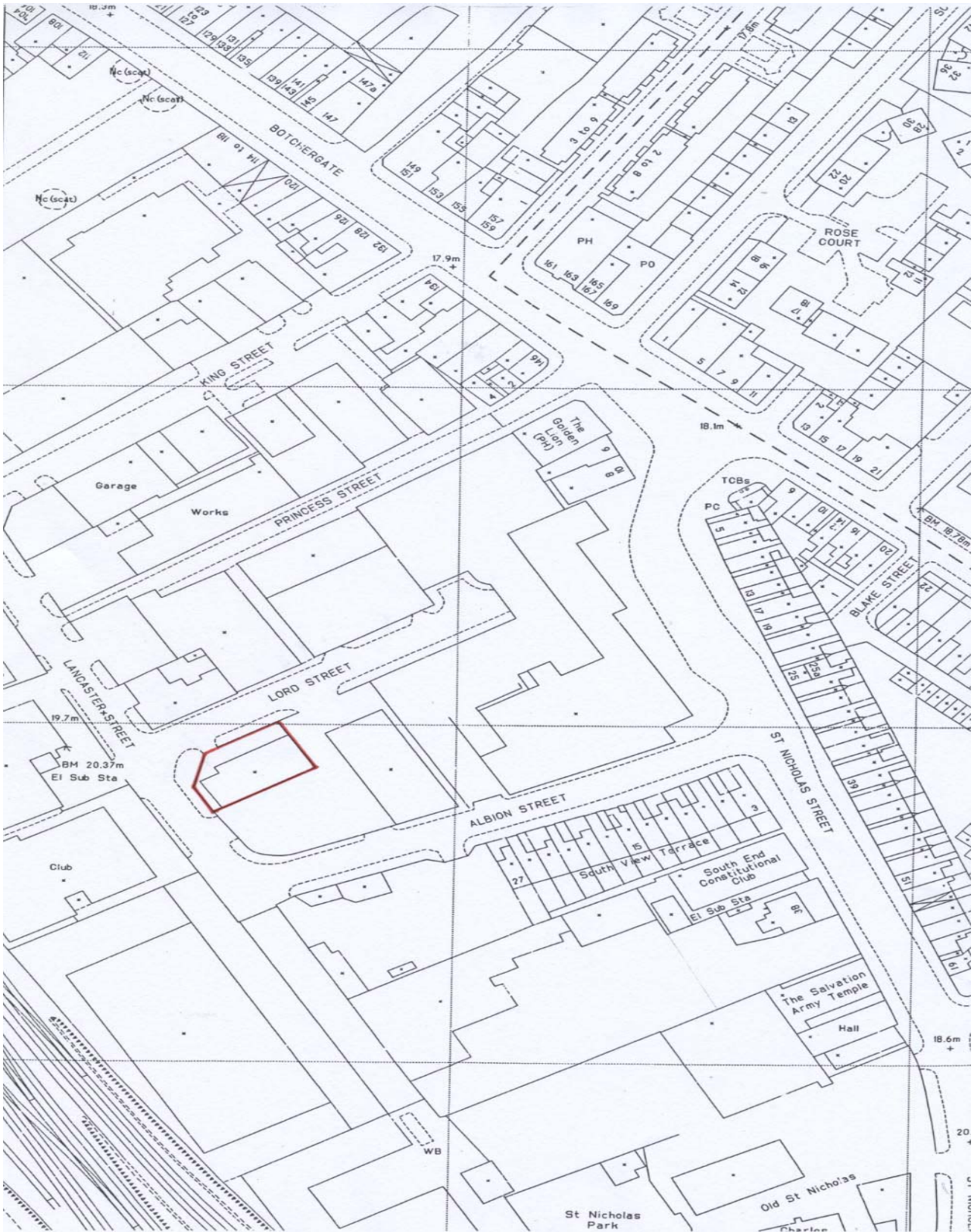
The purchaser will be responsible for all legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment with the sole agents Carigiet Cowen.

#### Details prepared

April 2010.



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;

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