



FOR SALE

Montgomery Way, Rosehill Industrial Estate, Carlisle, CA1 2RW

TOTAL AREA: 6,352 SQ. FT (590 SQ.M) ON 0.21 HA (0.51 ACRES)

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## LOCATION

The property is situated in a very prominent position adjacent to Montgomery Way, just off the A69 which is an arterial route leading to Carlisle town centre and the nearby J43 of the M6.

The surrounding commercial estate is mixed use with various car dealerships in the immediate vicinity.

## DESCRIPTION

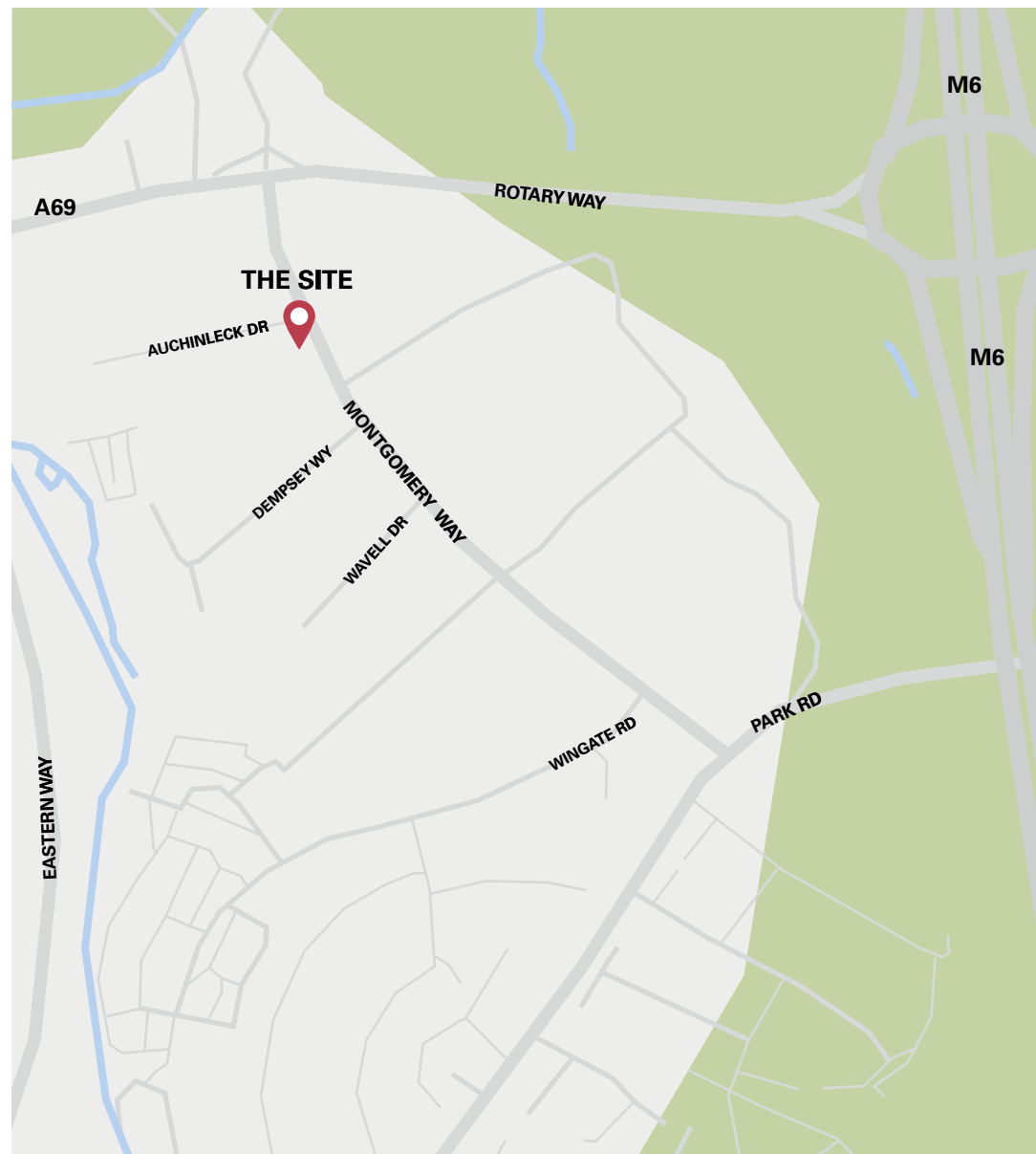
The subject comprise a former tyre and exhaust garage with workshop, storage, ancillary areas and reception:

- Detached unit with open parking area/yard to front
- Steel frame construction with block walls
- Three standard vehicle access doors and two large access doors
- Minimum clear height of 4.7m rising to 6.1m
- Mixture of LED/sodium box lighting
- Dedicated customer reception/trade counter
- Mezzanine storage areas of 1,883 sq ft

## SCHEDULE OF ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal area of: **590 sq m** (6,352 sq ft) plus mezzanine.

The site extends to a total of approximately 0.21 ha (0.51 acres).



## EPC

Available upon request.

## BUSINESS RATES

The premises are currently entered in the 2023 Valuation Roll at NAV/RV £58,500.

## TENURE/TERMS

The premises are held on a long ground lease with a current expiry date of 10 February 2109. There is a ground rent payable of £8,000 per annum.

Offers are invited for our client's long leasehold interest. A Closing Date may be held in due course therefore all parties are encouraged to note their interest in writing.

## VIEWINGS

Through the sole agents, Newmark Gerald Eve LLP.



# Contacts

For Further information please contact:

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