



**FOR  
SALE**

# 224 Kingstown Road

Carlisle, Cumbria, CA3 0DE

PROMINENT FREEHOLD SITE WITH MAIN ROAD FRONTAGE  
IN PRIME LOCATION WITH DEVELOPMENT POTENTIAL

**WG**

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Rare opportunity to acquire prime roadside site with vacant possession

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## KEY HIGHLIGHTS

- Rare opportunity to acquire prime roadside site with vacant possession
- Site fronts busy main A7 arterial road leading into Carlisle
- Principal access from north, Jct 44 (M6/M74) and A689 into city centre
- Located in prime Kingstown area close to principal industrial estates and retail parks
- Constant high volume of passing traffic
- Mixed use site with commercial showroom and stores of 4,005 sq ft (372 m<sup>2</sup>) converted from former school
- Self-contained attached 2/3 x bed residential dwelling house also included
- Off-road parking to front with gardens to side and rear along with linked stores
- Unique premises suitable for variety of uses, subject to planning
- Development opportunity – site extends to approximately 0.28 acres
- Opposite Cumberland Building Society and Border Steelwork offices with residential estates to the rear
- Sale due to retirement of existing owner occupier

WALTON GOODLAND



## LOCATION

The subject property is located in the Kingstown area of Carlisle approximately 0.5 miles from access to the M6 at Junction 44.

The premises occupy a prominent roadside site with direct frontage to the main A7 being situated opposite Kingstown Industrial Estate – the principal industrial and business location in the region as well as adjacent to a variety of both new and established housing estates.

Carlisle city centre is located 2 miles south of the property. The surrounding area is extremely popular and busy and includes a selection of retail parks, supermarkets and drive-thru sites.

Prime opportunities of this nature are limited in Carlisle due to a lack of commercial roadside sites.

## DESCRIPTION

The site extends to approximately 0.28 acres and comprises a former school building which has been converted for retail showroom and storage use trading for over 30 years as Kengas – World of Stoves (established 1991).

The main commercial building houses the showroom with attached stores extended over the years across the rear.

A self-contained 2/3 x bedroom attached two-storey dwelling house occupies the other part of the site with attractive side and rear garden areas. The property benefits from uPVC double glazing and gas central heating having two reception rooms and sizeable outdoor space.

There is currently parking to the front of the property with access direct onto Kingstown Road.



## ACCOMMODATION

The property comprises the following approximate areas:-

### SHOWROOM

#### Ground Floor

Showroom Sales: 1,802 sq ft (167 m<sup>2</sup>)

Office: 90 sq ft ( 8 m<sup>2</sup>)

Stores: 1,971 sq ft (183 m<sup>2</sup>)

Toilet: 1 wc

#### Mezzanine / 1st Floor

Office: 142 sq ft ( 13 m<sup>2</sup>)

**Total: 4,005 sq ft (372 m<sup>2</sup>)**

#### Outside

Car parking for upto 10nr vehicles.

### DWELLING HOUSE

#### Ground Floor

Entrance leading to hallway and stairwell

Living Room / Reception 1:

3.6m x 4.3m with gas fire in fitted surround

Dining Room / Reception 2:

3.6m x 3.7m

Bathroom:

1 bath with over shower, 1 wc & 1 whb

Kitchen:

3.9m x 2.1m with stainless steel single drainage sink unit, fitted wall and base units

#### 1st Floor

Bed 1, double bedroom: 4.3m (max) x 3.8m

Bed 2, double bedroom: 3.8m (max) x 3.6m

Bed 3, study/boxroom: 2.5m x 1.8m

#### Outside

Attractive side and rear lawned garden area with apple tree and patio facing south. Gated access to side of house from front garden area. Attached single storey store. Shared access and parking with Showroom.



## SERVICES

Mains electric (3-phase), gas, water and drainage are connected to the property. There is also a BT line for telephone and internet. The house has a Worcester gas combi-boiler providing heating and hot water. There is currently no heating within the commercial showroom which is fitted with numerous multi fuel stoves.

## TENURE

Freehold with vacant possession.

## PRICE

Offers in the region of **£545,000** plus Vat.

## PLANNING USE

Interested parties should satisfy themselves that the property can be put to their preferred use by contacting Cumberland Council on 0300 373 3730.

## BUSINESS RATES

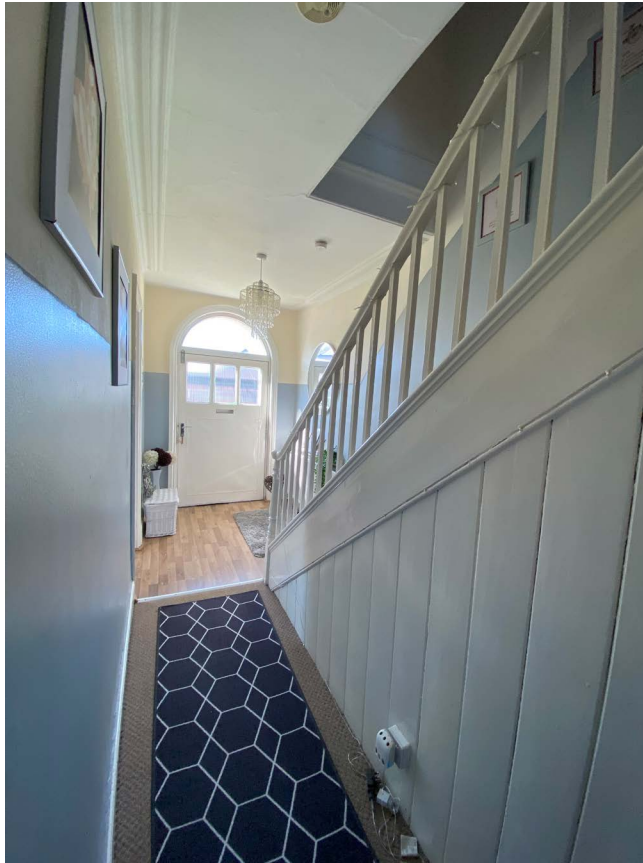
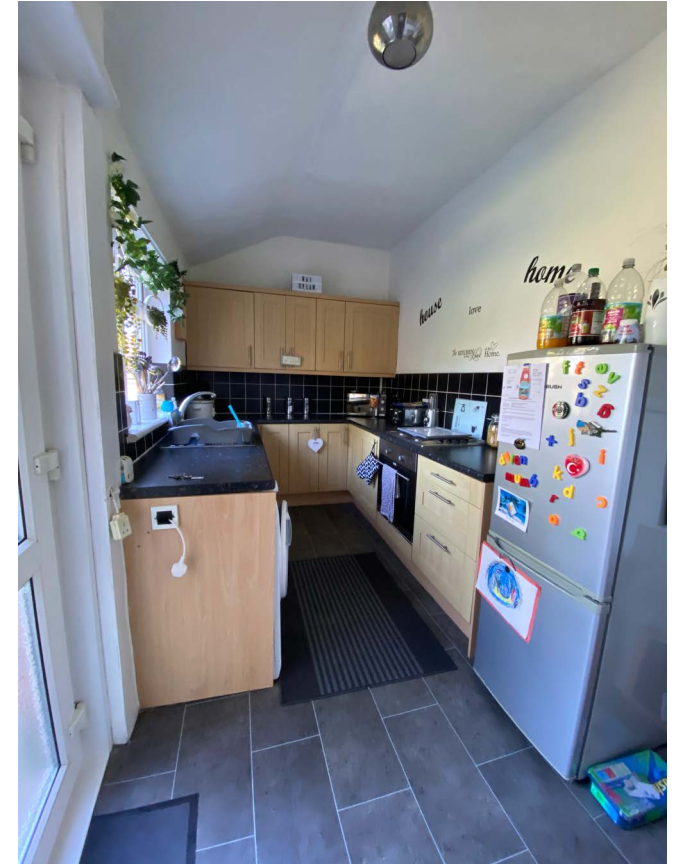
Showroom and Premises: **£10,500**  
Council Tax: Band B

Interested parties should enquire of the local authority at Cumberland Council or via the Valuation Office – [www.voa.gov.uk](http://www.voa.gov.uk)

**NOTE:** Rating relief from Business Rates may be available subject to proposed use. Retail and hospitality occupiers may be entitled to a reduction of upto 75% of their Business Rates in the year 1 April 2023 – 31 March 2024 subject to status and Local Authority confirmation.

If this is your only commercial premises then where the Rateable Value is £12,000 or less, no Business Rates will be payable, subject to status.

The new authority for the area, Cumberland Council can be found at [www.cumberland.gov.uk](http://www.cumberland.gov.uk)





VAT

Vat is applicable and is payable in addition to the purchase price.



EPC

Showroom: B-37

House: D-55



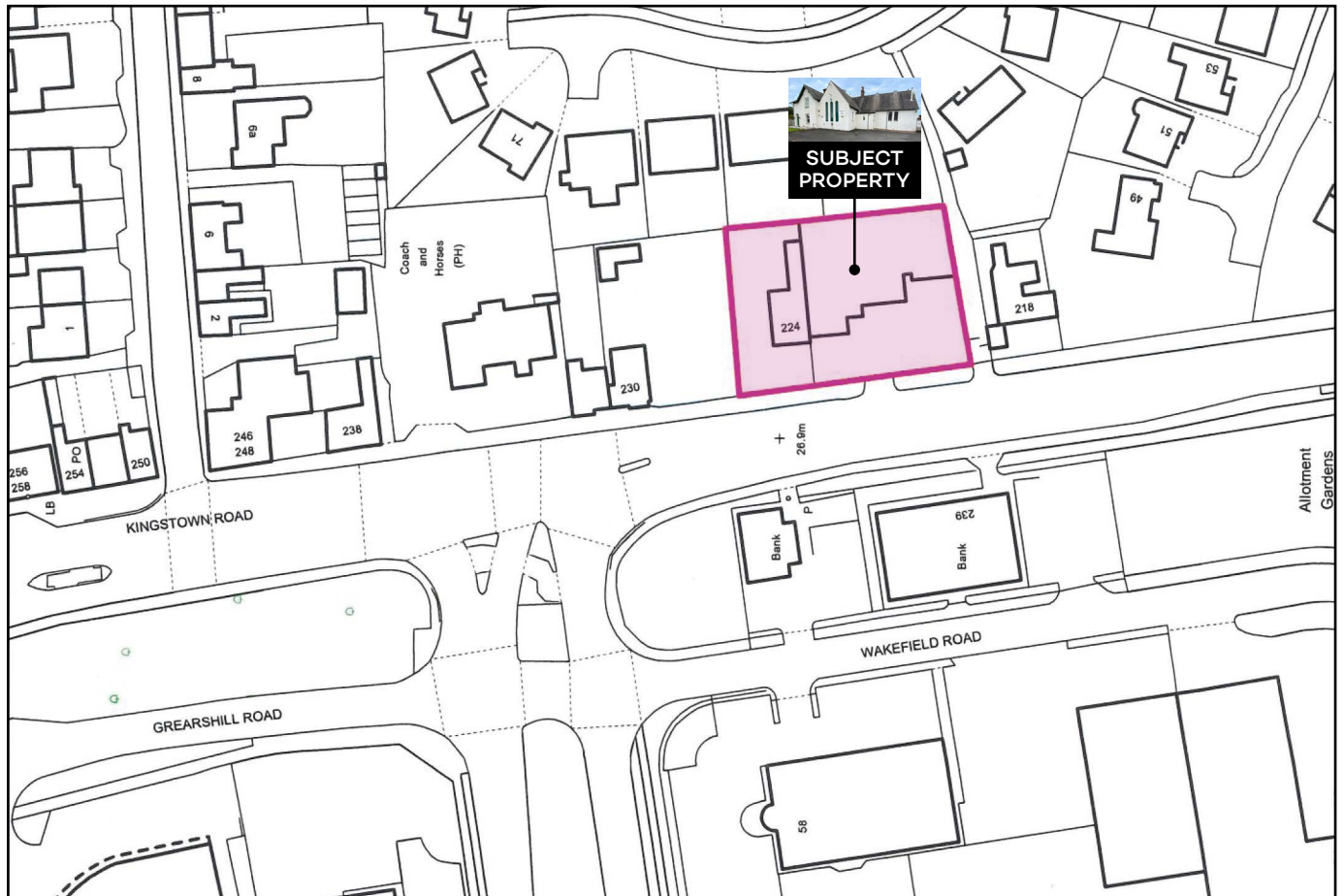
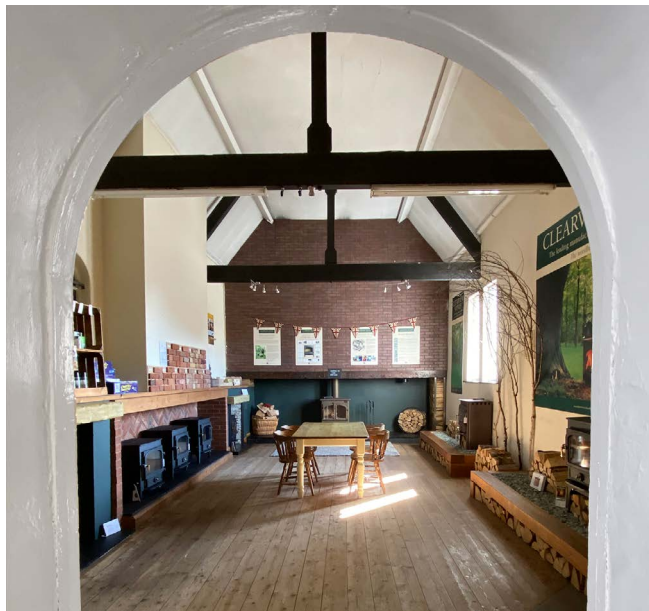
VIEWING & CONTACT

Please refer all enquiries to Walton Goodland:

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