

# FOR SALE



Commercial/Development/Office/Retail/921 sq. ft. (86 sq. m.)/£O.I.R.O. £75,000

**22 Newtown Road, Carlisle – SOLD**

**(SUBJECT TO CONTRACT)**

Cumbria, CA2 7JH - SOLD (SUBJECT TO CONTRACT)

**Walton Goodland**

[agency@walgoodland.com](mailto:agency@walgoodland.com)

01228 514 199 (Carolyn Hardy dealing)



## PROMINENT CORNER PROPERTY FRONTING BUSY MAIN ROAD CLOSE TO THE CUMBERLAND INFIRMARY

- MIXED COMMERCIAL AND RESIDENTIAL AREA - CITY CENTRE APPROX 1 MILE
- 1.5 MILES FROM A689 NORTHERN BYPASS ROAD, LEADING TO ACCESS TO THE M6 AT JUNCTION 44
- SUITABLE FOR ALTERNATIVE USES S.T.P. OR CONTINUED USE AS OFFICES/RETAIL PREMISES
- DISC ZONE PARKING TO FRONT AND SIDE OF THE PROPERTY

## LOCATION

The property is located fronting Newtown Road at its junction with Clift Street, in a mixed residential and commercial area, close to the Cumberland Infirmary on the western edge of Carlisle.

Adjacent occupiers include hair salons, post office, nursery and Spar alongside other local operators.

## DESCRIPTION

The property comprises a brick built building under a slate tiled roof. There is an extension to both the side and rear of the property over the former yard area, which is of brick construction with a flat roof covering.

The property is made up of a mix of office space and storage rooms at ground floor level, which are stepped up internally as the property goes up the hill on Clift Street.

Further office space, kitchen and storage rooms are located on the first and second floors of the property.

The property is surrounded by Disc Zone Parking to the front and side.

## TENURE

The property is available on a freehold basis.

A restriction will be placed on the future use by the vendor that the property cannot be used as a Funeral Directors.

## VAT

VAT is not applicable.

## ACCOMMODATION

The property comprises the following approximate areas:

Ground Floor 515 sq. ft. (48 sq. m.)

First Floor 319 sq. ft. (30 sq. m.)

Second Floor 87 sq. ft. (8 sq. m.)

## SERVICES

Mains electricity, water and drainage are connected to the property.

## SALE

Offers in the region of £75,000 for the freehold interest in the property.

## RATEABLE VALUE

Shop and Premises – £5,100 (2023 list)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

Please note that if this is your only commercial property then no business rates will be payable, subject to status.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of G168. A copy of the EPC is available from the marketing agents.

## VIEWINGS

Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
[agency@walgoodland.com](mailto:agency@walgoodland.com) [www.walgoodland.com](http://www.walgoodland.com)



H.M. LAND REGISTRY		TITLE NUMBER	
		CU 730 02	
ORDNANCE SURVEY PLAN REFERENCE	NY 3856	SECTION A	Scale 1/1250
COUNTY CUMBRIA	DISTRICT CARLISLE	© Crown copyright 1980	



Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland, 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@wالتongoodland.com www.wالتongoodland.com

