

FOR SALE



Commercial/Ground Lease/0.51 acres (0.21 ha)/£OIRO
£200,000

Ground Lease, ATS Site, Rosehill

Industrial Estate, Carlisle

Cumbria, CA12RW

Walton Goodland

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01228 514 199 (Carolyn Hardy dealing)



A RARE OPPORTUNITY TO PURCHASE THE GROUND LEASE OF A SUCCESSFUL GARAGE OPERATION LOCATED ON ROSEHILL INDUSTRIAL ESTATE, CARLISLE

- IDEALLY LOCATED CLOSE TO M6/A69 AT JUNCTION 43
- CURRENTLY LET AT A GROUND RENT OF £8,000 PER ANNUM WITH 5 YEARLY RENT REVIEWS
- ON-SITE BUSINESS NOT AFFECTED

DESCRIPTION

The site comprises 0.51 acres of a long-leasehold title dated 27 June 1983 for a term of 125 years at a peppercorn rent.

The land is sub-let to Associated Tyre Specialists (Northern) Ltd (ATS) for a term of 125 years less 3 days from 27 June 1983, via a lease dated 10 February 1984 at a current rent of £8,000 per annum with rent reviews every 5 years. The sub-tenants have recently sub-let the site to ATS Euromaster Ltd for the remaining term.

Historically the site has been used for landfill and the sub-tenant has advised they have installed a gas extraction system on site, which currently maintained by the sub-tenants.

LOCATION

The site is located at the corner of Montgomery Way and Auchinleck Drive on Rosehill Industrial Estate, Carlisle, approximately 0.5 miles from Junction 43 (M6/A69) and 1.5 miles from Carlisle City Centre.

ACCOMMODATION

0.51 acres (0.21 ha)

The site is outlined in red on the plan attached to these details.

SERVICES

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

RATEABLE VALUE

The current Rateable Value for the tenants occupation of the site is £58,500.

Purchasers are advised to make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

TENURE

Long-Leasehold (approx. 84 years remaining) subject to an existing lease to ATS.

PRICE

Offers in the region of £200,000 for the remaining term of the ground lease for this site only.

VAT

All prices and outgoings are quoted exclusive of VAT.

VAT is not payable in addition to the sale price

VIEWINGS

The site can be viewed from the roadside only.

Should a viewing of the building on site be required, this will need to be arranged via the marketing agents.

Strictly no approach must be made to the existing tenants.

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.

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A T S Site, Montgomery Way, Rosehill Industrial Estate, Carlisle, CA1 2RW



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