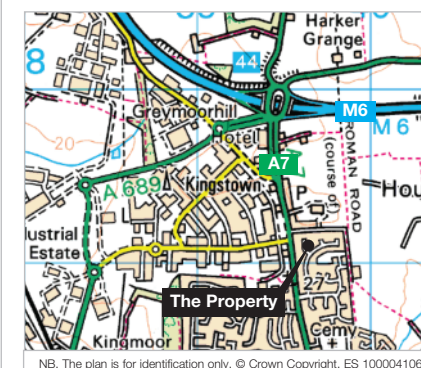


Carlisle

239 Kingstown Road (A7) Cumbria CA3 0BQ

- **Modern Freehold Office Investment**
- Entirely let to Clydesdale Bank plc until 2020 (no breaks)
- Well located being 0.5 miles from M6 Motorway (Junction 44)
- Includes 13 on-site car parking spaces
- Rent Review 2015
- Current Rent Reserved
£75,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Carlisle is a well established and important commercial and retail centre located close to the Scottish Borders adjacent to Junctions 42, 43 and 44 of the M6 Motorway. The city has a population in excess of 73,000 and serves a wide surrounding catchment area encompassing large areas of North Cumbria. The city centre supports a busy shopping and commercial area boasting a good representation of the usual national multiple retailers including Marks & Spencer. The property is situated on Kingstown Road (A7) on the edge of the Kingstown Industrial Estate, approximately one mile south of Junction 44 of the M6 and 2.5 miles north of Carlisle. Occupiers close by include Cumberland Building Society and a number of motorcar dealerships and industrial units.

Description

The property is arranged on ground and one upper floor to provide a modern two storey office building which benefits from suspended ceilings, underfloor trunking, air conditioning and double glazing. Externally the property benefits from on-site parking for 13 spaces.

The property provides the following accommodation and dimensions:

Ground Floor	273 sq m	(2,938 sq ft)
First Floor	269.5 sq m	(2,901 sq ft)
Total	542.5 sq m	(5,839 sq ft)

Tenancy

The entire property is at present let to CLYDESDALE BANK PLC for a term of 25 years from 25th June 1995 at a current rent of £75,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.cbonline.co.uk

For the year ended 30th September 2013, Clydesdale Bank plc reported a net worth of £2.41bn. (Source: riskdisk.com 07.11.2014.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.