



**FOR  
SALE**

# 224 Kingstown Road

Carlisle, Cumbria, CA3 0DE

FREEHOLD | OIRO £475,000 | NO VAT  
PRIME SITE WITH MAIN ROAD FRONTAGE

**WG**

WALTON GOODLAND

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[www.waltongoodland.com](http://www.waltongoodland.com)



Prominently located fronting main A7  
close to junction 44 M6/M74

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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 from Jct 44 (M6/M74)
- VAT free sale
- 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, stores and self contained house
- Off-road parking to front with gardens to side and rear
- Suitable for variety of uses, subject to planning
- Development opportunity – site extends to approximately 0.28 acres
- Opposite Cumberland Building Society and Eden Veterinary Centre

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.

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.

# Development opportunity in high visibility location



## 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 was last used as a multi-fuel stove/heating centre.

## TENURE

Freehold with vacant possession.

## PRICE

Offers in the region of **£475,000**.

## 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** rising to **£11,250**  
(April 2026)

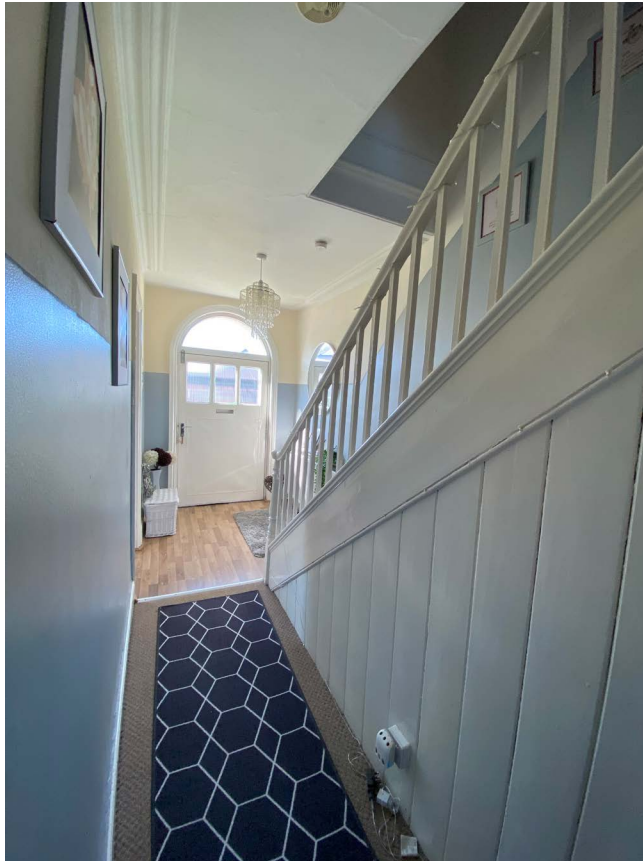
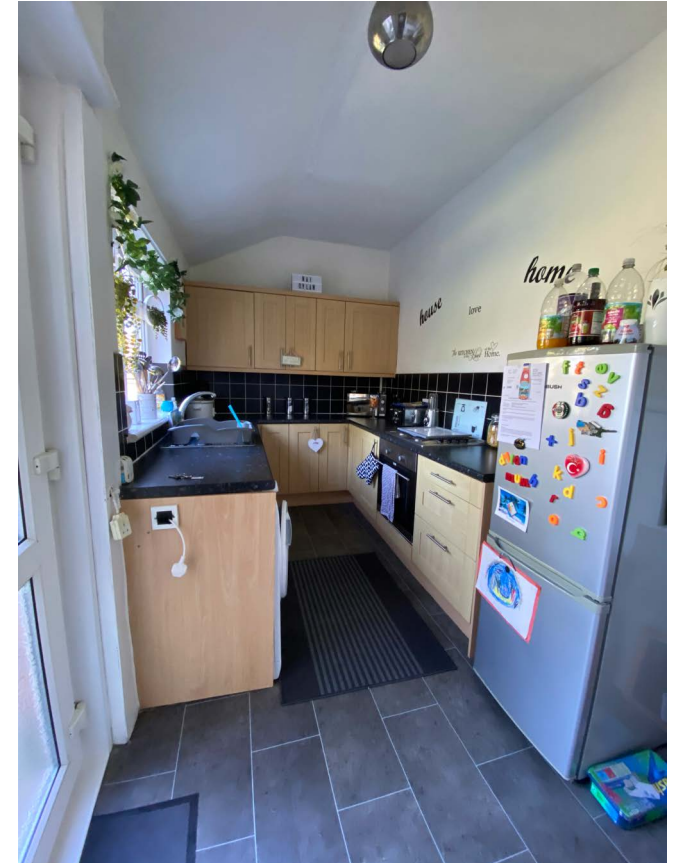
House Council Tax: **Band B**

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: Retail, Hospitality and Leisure Relief ends on 31 March 2026 and will be replaced by a new reduced Uniform Business Rate multiplier of £0.382.**

**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.**

Interested parties should access the Government website at [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates) for further information or contact Cumberland Council at [www.cumberland.gov.uk](http://www.cumberland.gov.uk)





VAT

Vat is **NOT** applicable.



EPC

Showroom: B-37

House: D-55



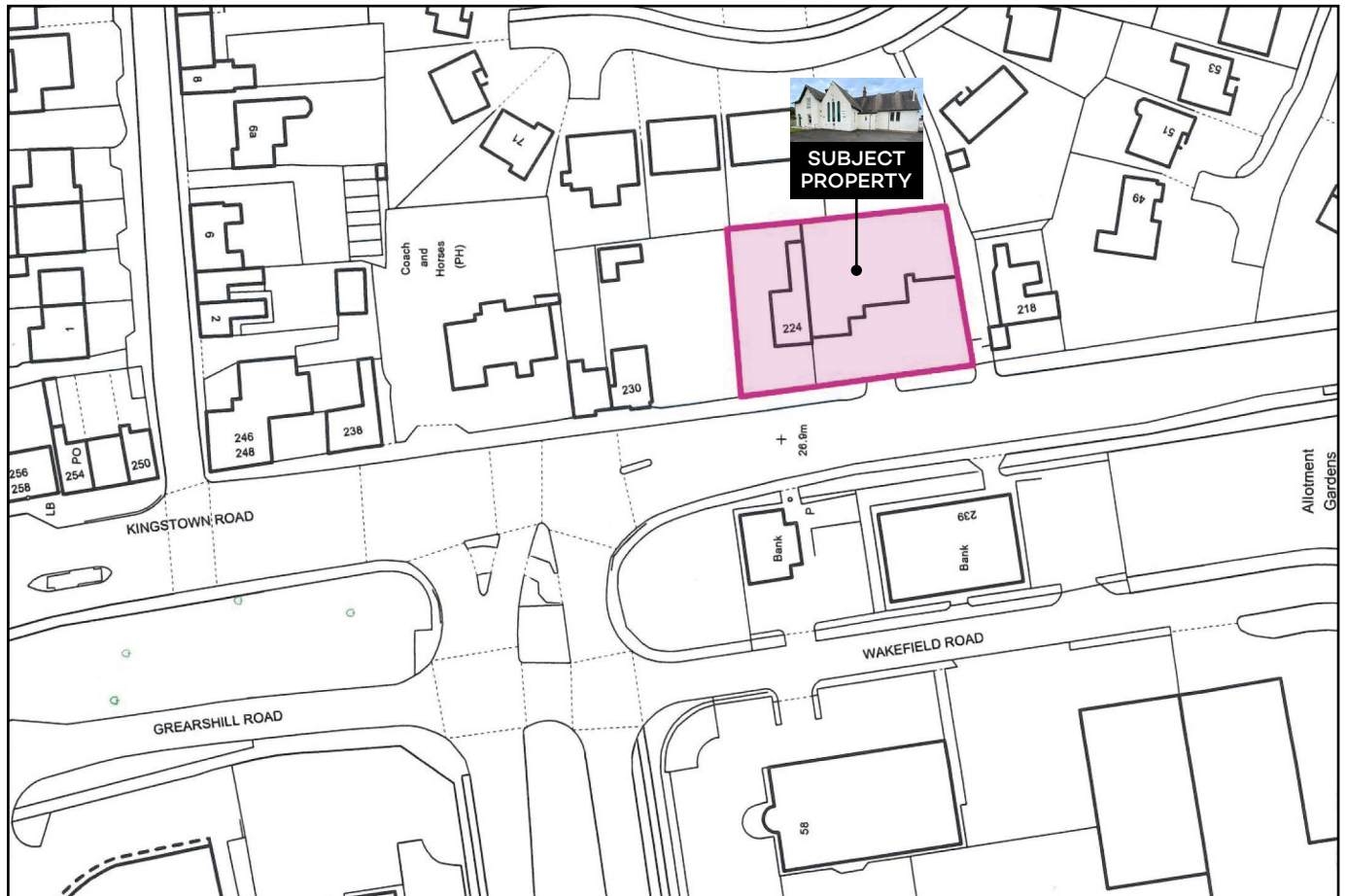
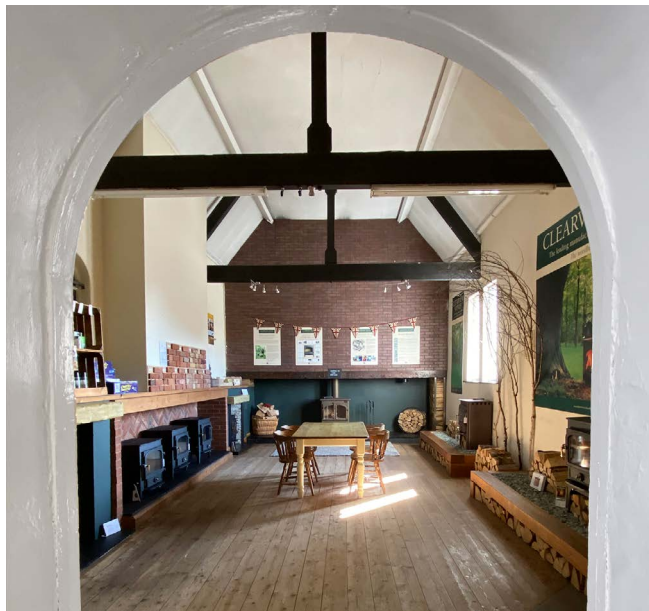
**VIEWING & CONTACT**

Please refer all enquiries to Walton Goodland:

**t: 01228 514199**

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