



For Sale

**1 Adams Road,
Derwent Howe
Industrial Estate,
Workington,
Cumbria, CA14 3YS**

**1,475 Sq Ft | 137.03 Sq M
£100,000 for the Freehold**

- End Terraced Unit
- Let until 31 October 2027 at a passing rent of £7,300 per annum
- £100,000 for the investment (plus VAT)



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Description

This industrial investment property is located at the end of a terrace of similar industrial units. Currently let to a car wash and taxi business until 2027. A steel portal framed building with concrete floor and brick block walls, roller shutter and private access doors. Internally the property is largely open plan, with an hydraulic car lift centrally within the unit, wc facilities and an office to the rear. The property is connected with mains electric, water and drainage.

Location

The property is located in the Derwent Howe Industrial Estate, Adams Road Workington, Cumbria CA14 3YS. Adams Road is accessed off Lakes Road which runs north west of the subject property. Lakes Road joins Derwent Drive/Bessemer Way (a local distributor road) at the new KFC restaurant, which joins the A597, that runs through the main local trade counter estate through to the A595 at Lillyhall. The Derwent Howe Industrial Estate is around 2.4 km (1.5 miles) from Workington town centre and 1.7 km (1 Mile) from Workington Railway Station. The subject property is located at the end of Adams Road in a block of similar units.

Accommodation

Area	SQ FT	SQ M
GIA	1475	137.03
Total	1,475	137.03

Services

The property is connected with mains electricity, water and sewerage.

EPC

Energy Performance Asset Rating: D

Terms

The investment is available to purchase subject to the current 5 year lease dated 1 November 2022. The passing rent is currently £7300 per annum

Business Rates

The property is currently rated at £7500 in the 2025/26 ratings list.

Money Laundering

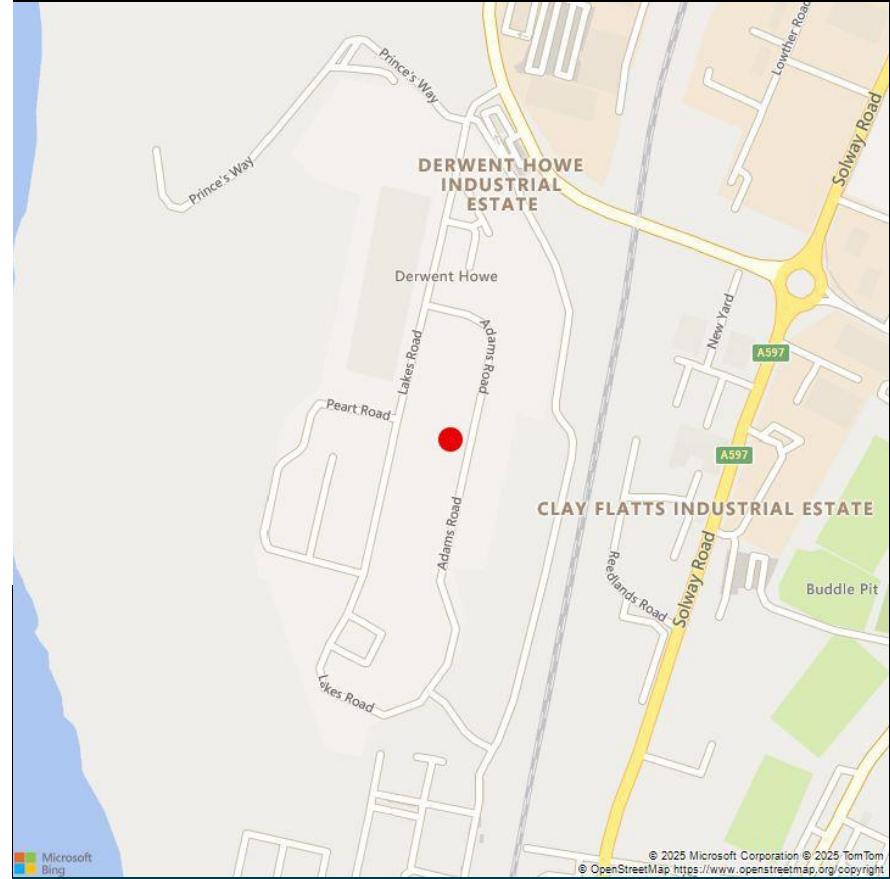
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

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IMPORTANT NOTICE

- Whilst every care has been taken in the preparation of these particulars, all interested parties should note:
1. The description and photographs are for guidance only and are not a complete representation of the property.
 2. Plans are not to scale, are for guidance only and do not form part of any contract.
 3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
 4. No survey of any part of the property has been carried out by the vendor or DM Hall.
 5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
 6. Only those items referred to in the text of the particulars are included.
 7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.



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