DM HALL

For Sale

NEW PRICE For Sale - Industrial/Warehouse Investment Property - £85,000 for the investment Plus VAT



1 Unit Adams Road, Workington CA14 3YS

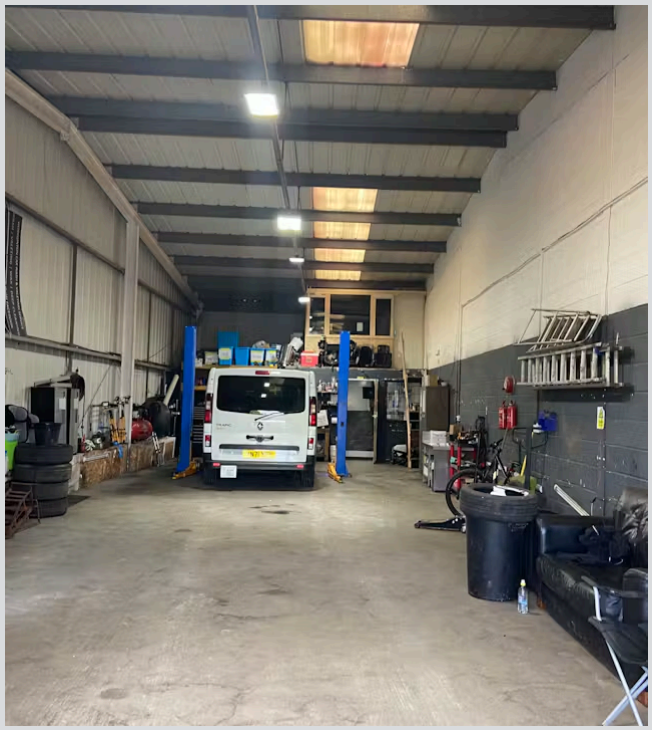
137.03 sq m
(1,475 sq ft)

- Investment Property for Sale
- End of Terrace Unit
- Let to October 2027
- £85,000 for the investment (plus VAT)
- 1475sq ft/137 sq m

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, and roller shutter access. 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. The Investment is available to purchase subject to the current lease dated 1 November 2022. Currently let until 31 October 2027 at a passing rent of £7300 per annum EPC: D

Contact - Caroline Hayton - caroline.hayton@dmhall.co.uk
Suzie Barron - suzie.barron@dmhall.co.uk









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 to the 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. 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.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.









PRICE

Offers in the region of £85,000

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

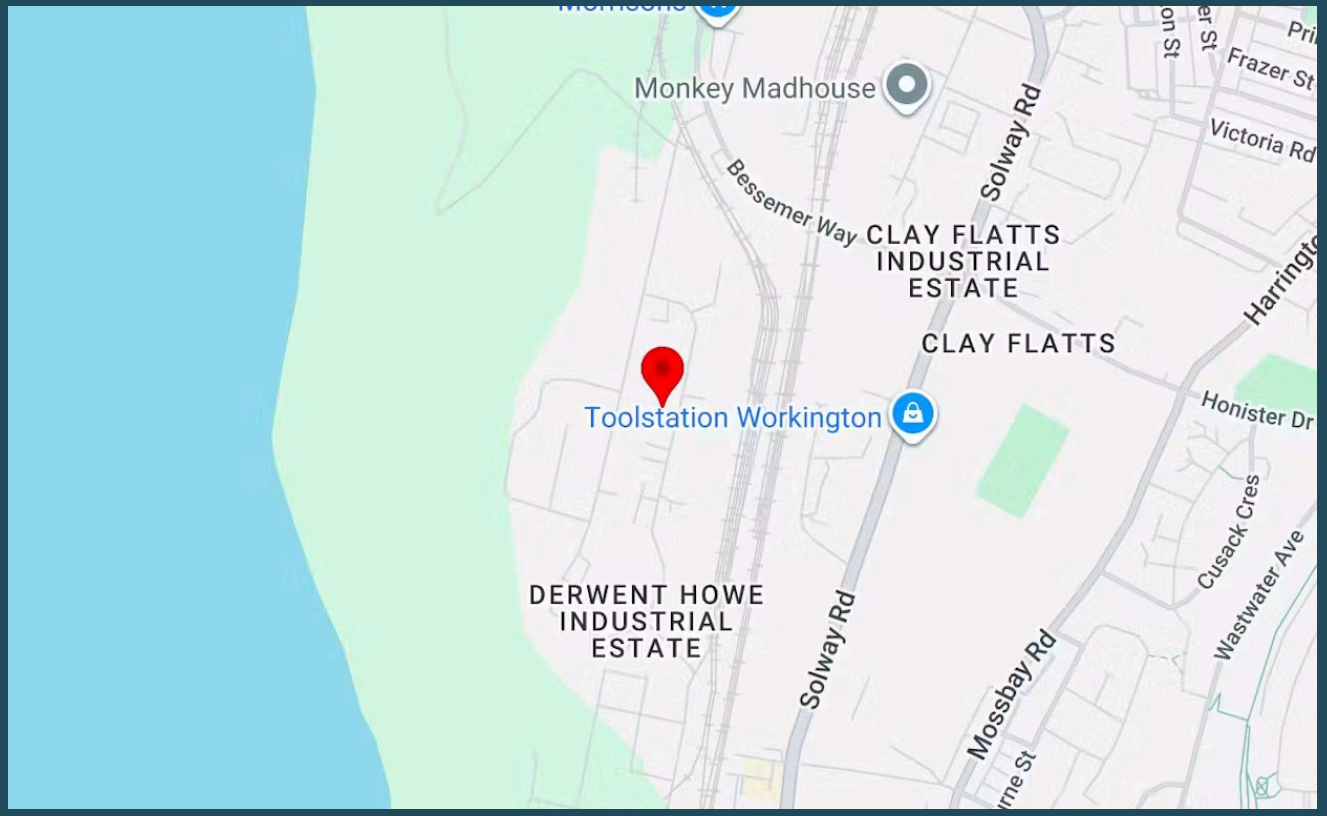
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

Caroline Hayton
0782 3415853
caroline.hayton@dmhall.co.uk

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PROPERTY REF: 11485K

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