



SITUATION

On this busy road close to the junction with Vulcans Lane near to a **Co-Op Funeralcare, Job Centre Plus** and host of established traders being a short walk from the main shopping area of Murray Road. Workington lies on the main A66 some 8 miles from Cockermouth, 22 miles from Keswick and 40 miles from the M6 (Junction 40) at Penrith.

PROPERTY

A terraced building comprising a **Ground Floor Take-away** with separate front and rear access to a **Self-Contained Flat** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

£16,200 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Take-away

Gross Frontage	15'9"
Internal Width	11'9"
widening to	15'3" (max)
Shop Depth	39'4"
Built Depth	66'3"
External WC	

First Floor Flat (Not Inspected)

3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Lynne Ann Gorman as a Take-away** for a term of 10 years from 17th November 2014 at a current rent of **£16,200 per annum** exclusive.

Rent Review and Tenant's Break 2019

VENDOR'S SOLICITORS
Premier Solicitors - Tel: 01234 358 080
Ref: Miss Saima Ul-Haq - Email: saima.ul-haq@premiersolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts