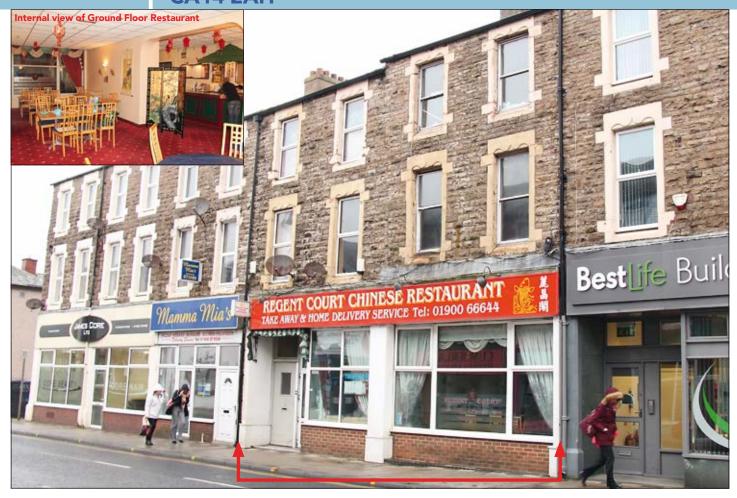
**APPROX 14 YEARS UNEXPIRED WITHOUT BREAKS** 



#### **SITUATION**

On this busy road close to the junction with Vulcans Lane near to a Co-Op Funeralcare, Job Centre Plus, Age UK, Swinton, Cumberland Building Society and a host of established traders, close to the town's bus station and County Library and 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 Double Restaurant/Take-Away with Basement Storage plus separate front access to 2 Self-Contained Flats above.

## **VAT** is **NOT** applicable to this Lot

#### **FREEHOLD**

## **TENANCY**

The entire property is let on a full repairing and insuring lease to **Luqi Zhao as a Chinese Restaurant** for a term of 20 years from 24th January 2011 at a current rent of £18,500 per annum exclusive.

Rent Reviews 2016 (Outstanding), 2021 and 2026

## **ACCOMMODATION**

## **Ground Floor Double Restaurant/Take Away**

Gross Frontage Internal Width 37'10" (max) Restaurant Depth **Built Depth** 66'1"

Restaurant Area Approx 960 sq ft Kitchen Area Approx 555 sq ft

plus Male & Female WCs

**Basement** 

Area Approx 555 sq ft

Total Commercial Area Approx 2,070 sq ft

#### First & Second Floor Flat (above No 10)

3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx 1,300 sq ft)

# First & Second Floor Flat (above No 12)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx 1,230 sq ft)

Note 1: No. 14 Oxford Street (Single Shop & Flat) was let at £16,200 p.a. and sold freehold for £130,000 in May 2015.

**Note 2: 6 Week Completion** 

£18,500 per annum

The Surveyors dealing with this property are JONATHAN ROSS and ELLIOTT GREENE

**VENDOR'S SOLICITORS**Axiom Stone – Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

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