

# Workington

## 44 Pow Street

### Cumbria

### CA14 3AG

- **Freehold Shop Investment**
- Pedestrianised town centre location
- Let to Tui UK Retail Ltd until 2020 (1)
- No VAT applicable
- Current Rent Reserved

**£14,750 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Workington, with a population of some 25,000, is located on the Cumbrian coast and is served by the A66 and A596. Carlisle is some 35 miles north-east, Whitehaven 8 miles to the south, whilst Penrith and the M6 (Junction 40) are 40 miles to the east.

The property is situated on the north side of the pedestrianised Pow Street in the centre of the town and close to Marks & Spencer. Other occupiers close by include Debenhams, Cumberland Building Society, NatWest, Edinburgh Woollen Mill, Santander and British Heart Foundation amongst many others.

#### Description

The property is arranged on ground and two upper floors to provide a shop to the ground floor which is presently trading as a travel agent, together with ancillary accommodation to the first and attic floors, which was previously used as a flat and is separately accessed from the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.50 m</b>	<b>(21' 4")</b>
<b>Net Frontage</b>	<b>4.45 m</b>	<b>(14' 7")</b>
<b>Shop Depth</b>	<b>8.90 m</b>	<b>(29' 3")</b>
<b>Built Depth</b>	<b>21.90 m</b>	<b>(71' 10")</b>
<b>First Floor</b>	<b>31.90 sq m</b>	<b>(343 sq ft)</b>
<b>Second Floor</b>	<b>14.10 sq m</b>	<b>(152 sq ft)</b>

#### Tenancy

The entire property is at present let to TUI UK RETAIL LTD for a term of 5 years from and including 22nd January 2015 at a current rent of £14,750 per annum. The lease contains full repairing and insuring covenants.

(1) The tenant has an option to determine the lease at the end of the third year.

#### Tenant Information

No. of Branches: 650.

Website Address: [www.thomson.co.uk](http://www.thomson.co.uk)

#### VAT

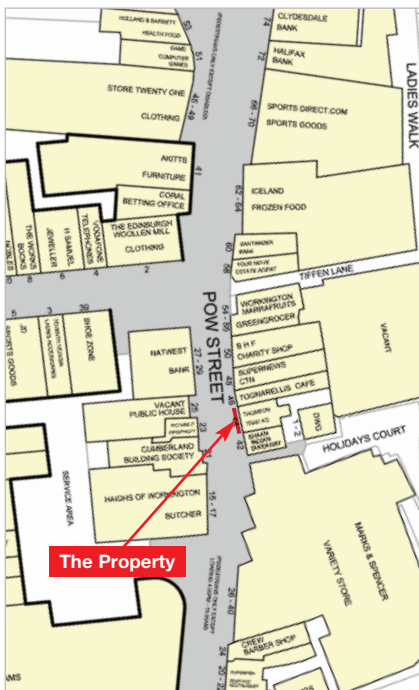
VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** H Black Esq, Macfarlanes LLP. Tel: 0207 831 9222 e-mail: [helen.black@macfarlanes.com](mailto:helen.black@macfarlanes.com)