

Workington **14 Oxford Street** **Cumbria** **CA14 2AH**

- **Freehold Shop and Residential Investment**
- **Ground floor takeaway with two bedroom flat above**
- **No VAT**
- **Annual rent reviews linked to RPI**

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 trunk roads. Carlisle is some 35 miles north, Whitehaven 8 miles to the south, Cockermouth 8 miles to the east and Penrith and the M6 (Junction 40) just 40 miles to the east.

The property is situated on Oxford Street close to its junction with Vulcans Lane. Occupiers close by include a pharmacy, Workington Community Hospital, Job Centre Plus and a wide variety of local occupiers.

Current Rent Reserved
£19,462.60 pa

Description

The property is arranged on ground and two upper floors to provide a ground floor takeaway together with a 2 bedroom maisonette above which is separately accessed from Oxford Street.

The property provides the following accommodation and dimensions:

Gross Frontage	4.95 m	(16' 3")
(including entrance to upper parts)		
Net Frontage	3.25 m	(10' 8")
Shop Depth	12.00 m	(39' 4")
Built Depth	20.20 m	(66' 3")

First Floor Flat – Three Rooms, Kitchen and Bathroom

Tenancy

The entire property is at present let to G KOC & K EREN (t/a Chattanooga Takeaway) with a personal guarantee from I Koc for a term of 10 years from 16th April 2006 at a current rent of £19,462.60 per annum, exclusive of rates. The lease provides for annual rent reviews linked to RPI and contains internal repairing and insuring covenants.

Seller's Solicitor

T Earl Esq, Tinsdills Solicitor.
 Tel: (01782) 652330 Fax: (01270) 768981.
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VAT

VAT is not applicable to this lot.

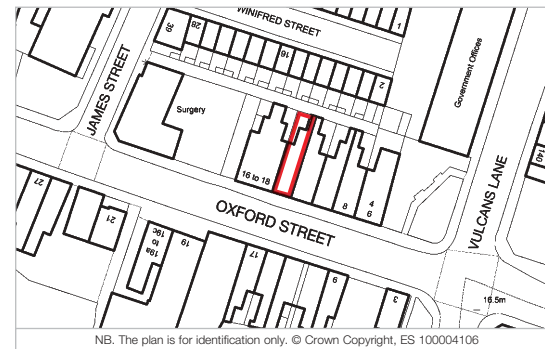
Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 61 Workington**.



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