

# Workington

## Unit 4

### Salterbeck Trading Estate

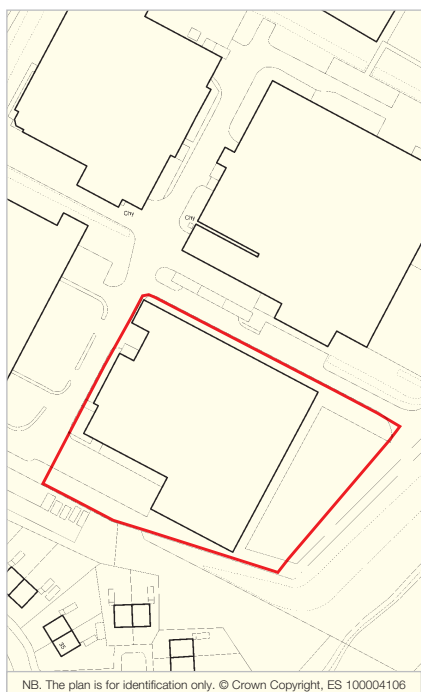
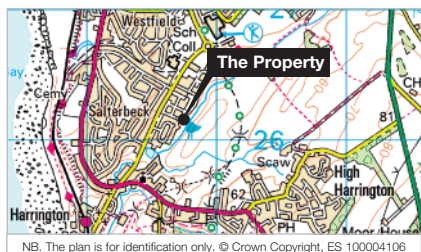
### Salterbeck

### Cumbria

### CA14 5DF

- **Long Leasehold Industrial Investment**
- Situated on an established industrial estate
- Site extends to approximately 0.7 hectares (1.72 acres)
- Tenant holding over
- Current Gross Rent Reserved  
**£56,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Long Leasehold. Held for a term of 180 years from 10th December 2002 (thus having some 167.5 years unexpired) at a ground rent of £100 per annum.

#### 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 established Salterbeck Trading Estate which is to the south of the town centre. Occupiers close by include ABB Group and Amcor.

#### Description

The property is arranged on ground floor only to provide a large warehouse/industrial unit with integral offices. The warehouse benefits from 2 roller shutter doors and there is a large car park to the rear of the property plus additional parking to the front. The site extends to some 0.7 hectares (1.72 acres).

The property provides the following accommodation and dimensions:

**Ground Floor** **3,468.45 sq m (37,334 sq ft)**

#### Tenancy

The entire property is at present let to SGS PACKAGING EUROPE LIMITED who are holding over on the terms of a lease for a term of 10 years from 29th March 2002 at a current rent of £56,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

For the year ended 31st December 2013, SGS Packaging Europe Limited reported a turnover of £31.39m, a pre-tax profit of £2.142m and a net worth of £9.771m. (Source: Experian 28.05.2015)

#### VAT

VAT is 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

EPC Rating 412 Band G (Copy available on website).

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

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