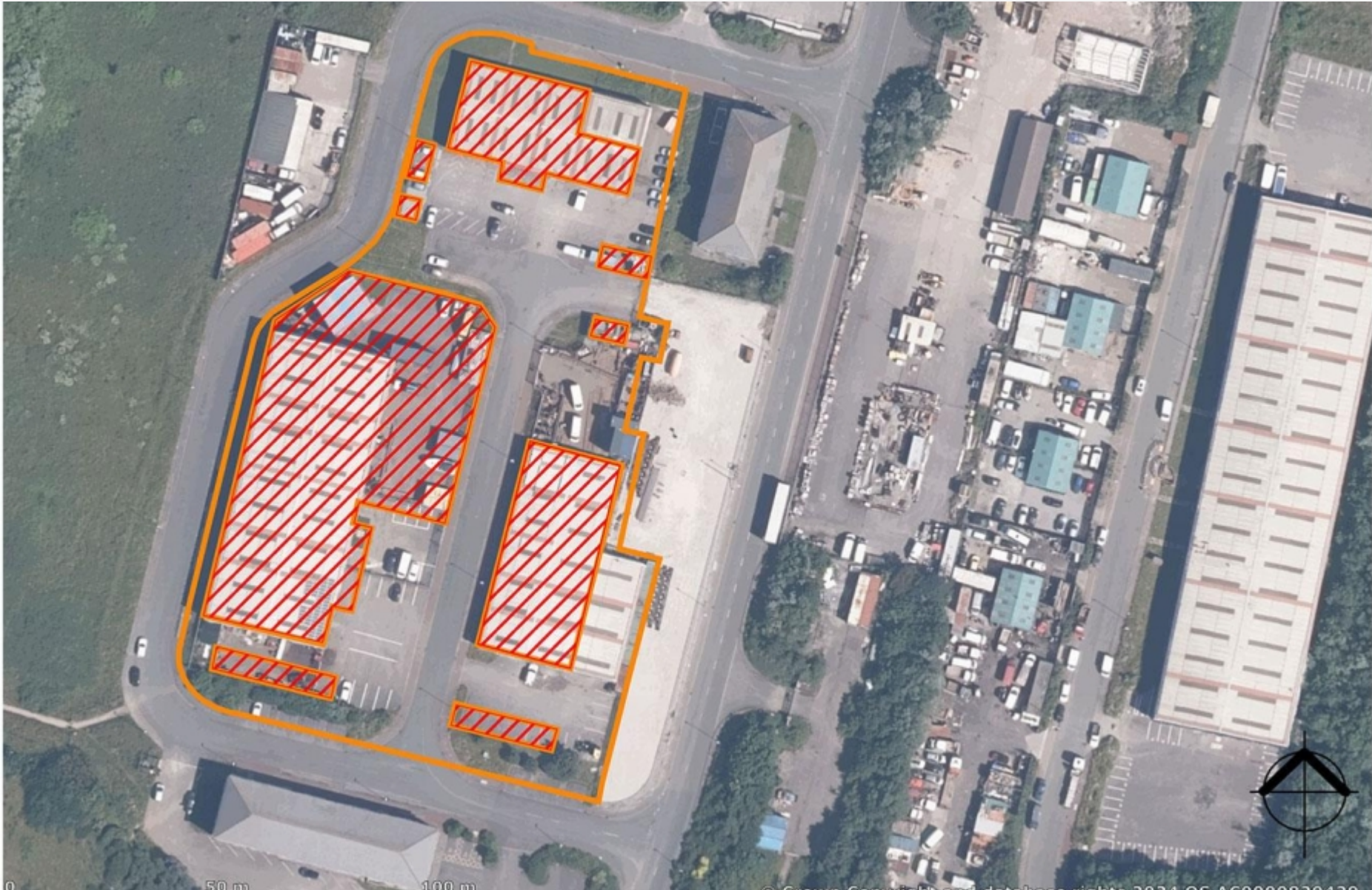


Lot 65, Units 8 & 13, Peart Road, Derwent Howe Industrial Estate, Workington, Cumbria CA14 3YT

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Ground Rent Investment

- Industrial Estate Ground Rent Investment
- Site area of 0.77 Ha (1.90 Acres) with two warehouse units and yard areas
- Popular industrial location
- VAT Free Investment

Lot

65

Auction

25th September 2024

Rent

£770 per Annum Exclusive

Status

Available

Sector

Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles 30 miles east of Carlisle, 50 miles north west of Lancaster
Roads A595, A597, M6
Rail Workington Railway Station
Air Manchester Airport

Situation

The property is well located on the Derwent Howe Industrial Estate, situated within a predominantly industrial area with Clay Flatts Industrial Estate and Clay Flats Trading Estate located nearby.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.77 Ha (1.90 Acres) upon which sits two warehouse units with associated roadways and yard areas.

The remaining warehouse units and yards within the site do not form part of the sale. Please see the title documents for further details.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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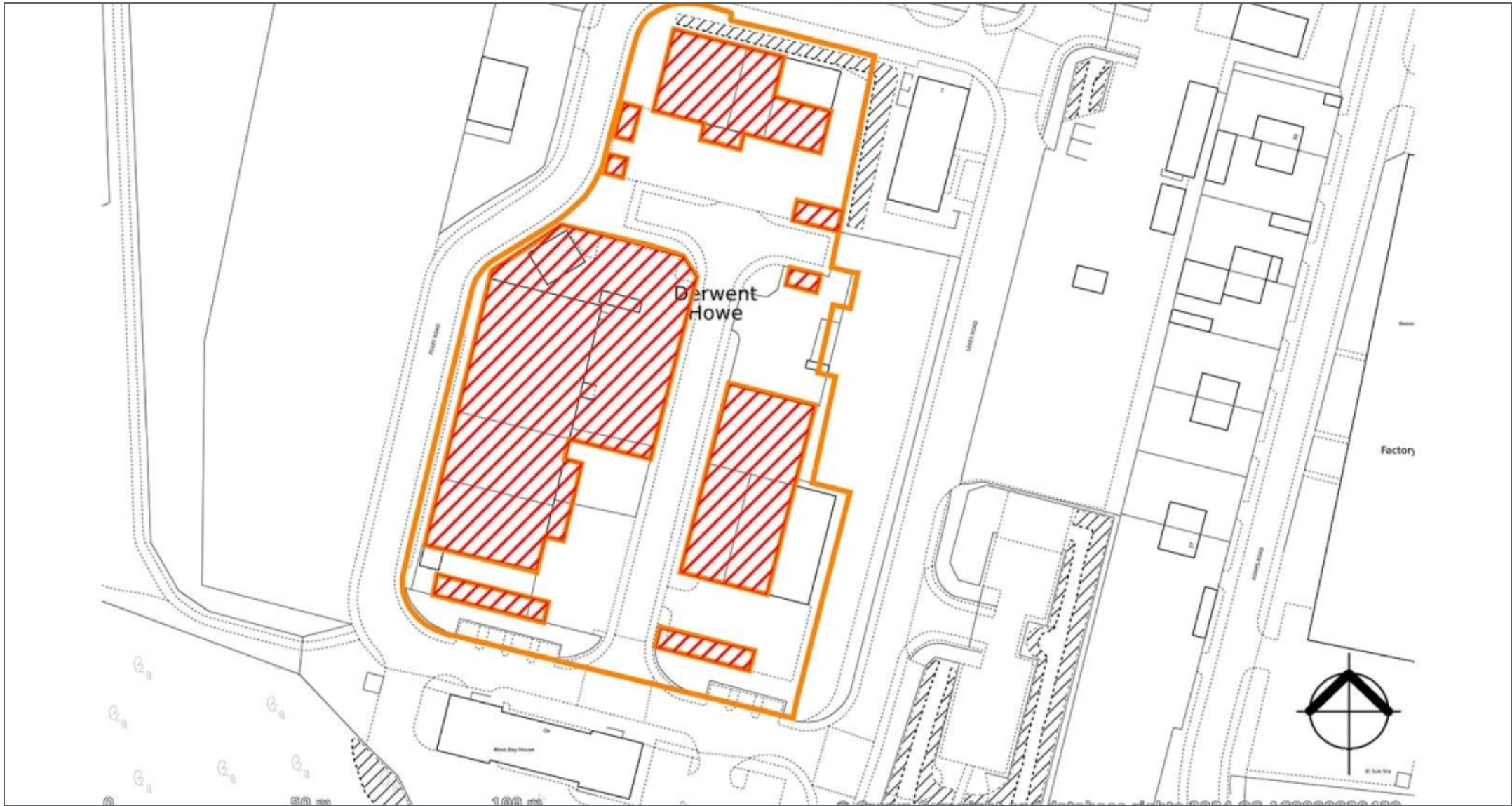


Tenancy & Accommodation

Unit	Tenant	Term	Rent p.a.x.	Reversion
Unit 8	DEFY LIMITED	150 years from 08/12/2006	£520	07/12/2156
Unit 13	DERWENT FLUID PROPERTIES LIMITED	125 years from 01/12/2003	£250	30/11/2128

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2024