



FOR SALE

WORKSHOP & YARD

Plot 6, Lowther Road,
Clay Flatts Industrial Estate, Workington, CA14 2TQ

Established industrial location close to Workington Town Centre

Detached workshop extending to 476 sq.m (5,124 sq.ft)

Car parking and enclosed yard

Total site area 0.26 hectares (0.63 acres)

Offers of £135,000 are invited

LOCATION

Clay Flatts Industrial Estate is one of the main industrial and trade counter destinations within Workington, lying to the west of the A7597 road route. Occupiers nearby include Travis Perkins, Edmundson Electrical and TMS Auto Parts, amongst others.

Workington is one of the largest towns in West Cumbria having a population in excess of 25,000 persons. The town is 32 miles south west of Carlisle and 38 miles west of Penrith, where there are connections on to the M6 motorway via the A595 and A66, respectively.

DESCRIPTION

Plot 6 within the Clay Flatts Estate comprises of a detached workshop with vehicle access and an internal eaves height of 3.65m.

The property has a private car park accessed off Lowther Road, with a secure yard area to the side and rear. An additional vehicle access door accesses the unit from the yard.

The accommodation would benefit from modernisation.

AREAS

The property extends to a gross internal floor area of 476 sq.m (5,124 sq.ft), or thereby. The site extends to a total area of 0.26 hectares (0.63 acres), or thereby.

RATING

The rateable value is £16,250.

PRICE

Offers of £135,000, exclusive of VAT (if applicable), are invited for our clients leasehold interest, which expires in 2078.

COSTS

Each party to be responsible for their own legal costs incurred with the purchaser responsible for Landlords costs.

VIEWING & FURTHER INFORMATION

Further information and viewing is available by contacting the sole agent:

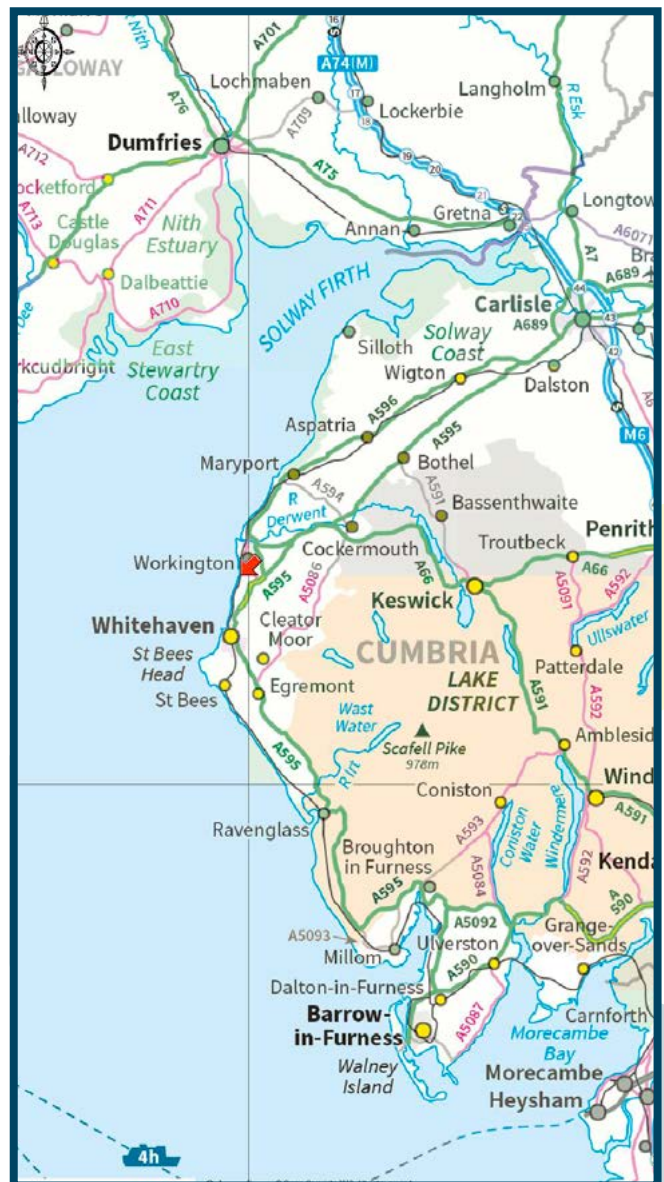
Anthony Zdanowicz
T: 01292 268 055
E: anthonyz@dmhall.co.uk

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