

**FOR SALE** - FREEHOLD INDUSTRIAL INVESTMENT UNITS LOCATED ON A NEWLY CONVERTED SELF CONTAINED ESTATE. THE UNITS ARE LET ON NEW 10 YEAR FULL TENANT REPAIRING LEASES WITH RENT REVIEWED TO THE GREATER OF RPI OR MARKET RENT.

*Units 20&21 Bessemer Way, Adams Rd, Derwent Howe Industrial Estate, Workington CA14 3YS*

**PRICE - £195,000 | RENT - £17,420 P.A. | YIELD – 9%**

**All enquiries: 01788 296 216 | Email: [sales@reinvestors.co.uk](mailto:sales@reinvestors.co.uk)**



## LOCATION

Workington is located on the Cumbrian coast and has a population of circa 25,000 people. It is an ancient market and industrial town at the mouth of the River Derwent, and is the main shopping centre for west Cumbria. Some parts of the town north of the River Derwent date back to Roman times. It was in the 18th century, with the exploitation of the local iron ore and coal pits, that Workington expanded to become a major industrial town and port. Iron and steel manufacture have always been part of Workington's heritage, and it was here that the famous Henry Bessemer first introduced his revolutionary steel making process. A municipal port on the west coast of the town handles up to 500,000 tonnes of cargo per year; the Port of Workington offers a first class port handling service, with particular expertise in the dry bulk, liquid bulk, energy, project cargo, break bulk (forest products) and container sectors. The area therefore provides high quality warehousing for shipping and nonshipping related use. The port's location on the Cumbrian coast and transport links by sea, rail or road offers sustainable door to door freight solutions. The town offers extensive out of town retailing immediately to the north of the property at Derwent Drive with tenants such as Morrisons, Aldi, Travis Perkins, Booker and B&Q. The property is ideally situated fronting the main A596 arterial route along Britain's Energy Coast linking Carlisle to the north (35 miles) and Barrow-in-Furness to the south (50 miles). The road links to the A66 eastbound to Penrith (38 miles) and the junction with the M6 motorway. As well as a strong road and sea transport infrastructure the town benefits from public and mainline freight rail services.



We sell commercial property with an inflation linked rental stream

## DESCRIPTION

A comprehensive full refurbishment and reconfiguration programme has been completed at Bessemer Court, to provide a range of traditional quality light industrial units ranging in size from 500 – 2,500 sq ft. These new units now offer 6m eaves with access via both roller shutter and pedestrian doors, 3 phase electricity, new toilet and shower facilities together with ample secure car parking in two tarmacadam delineated areas. The units are built of traditional design and materials with blockwork cladded walls and roof. A full estate management scheme is in place and the cost is recovered from the tenants by way of a modest service charge.



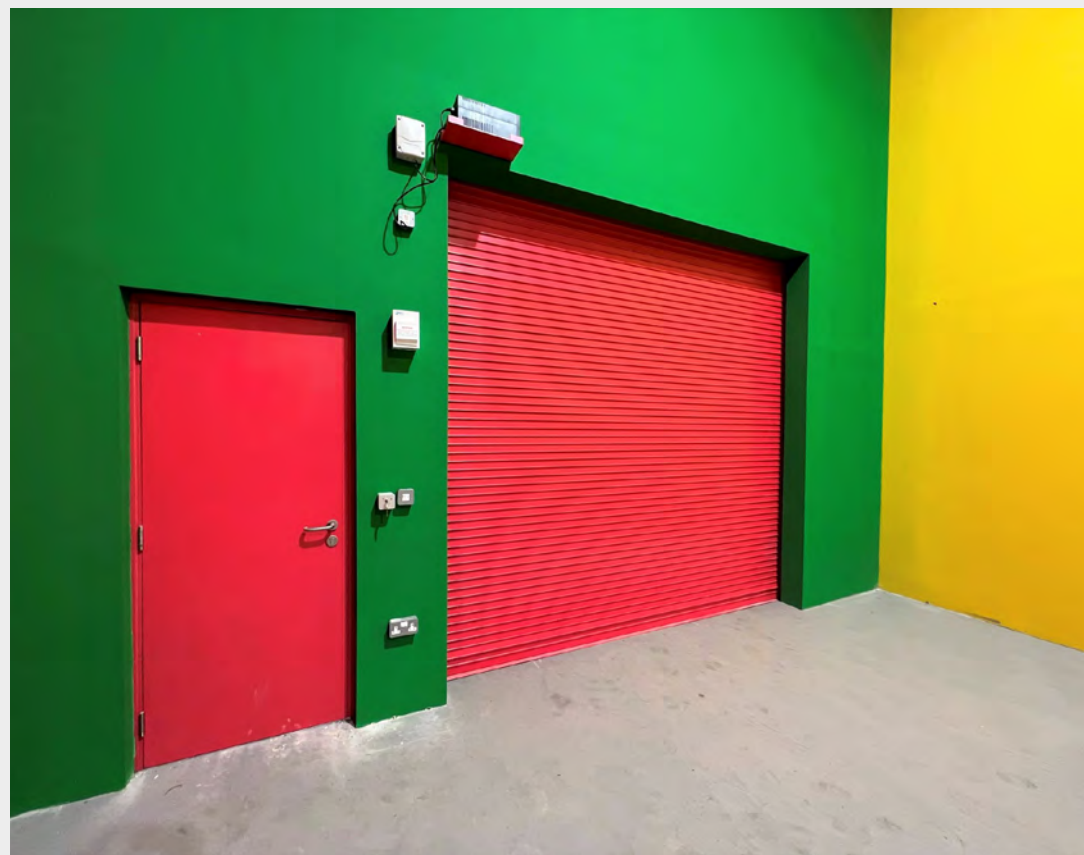
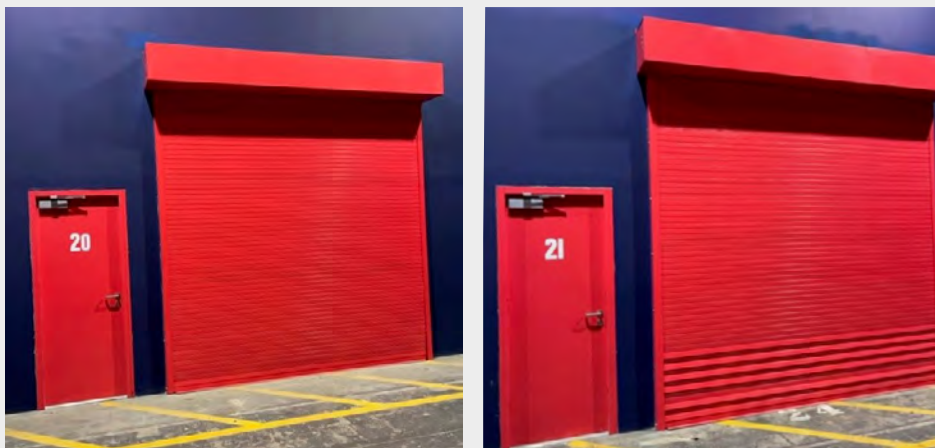
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## TENURE

The property is held freehold and sold subject to the existing lease.

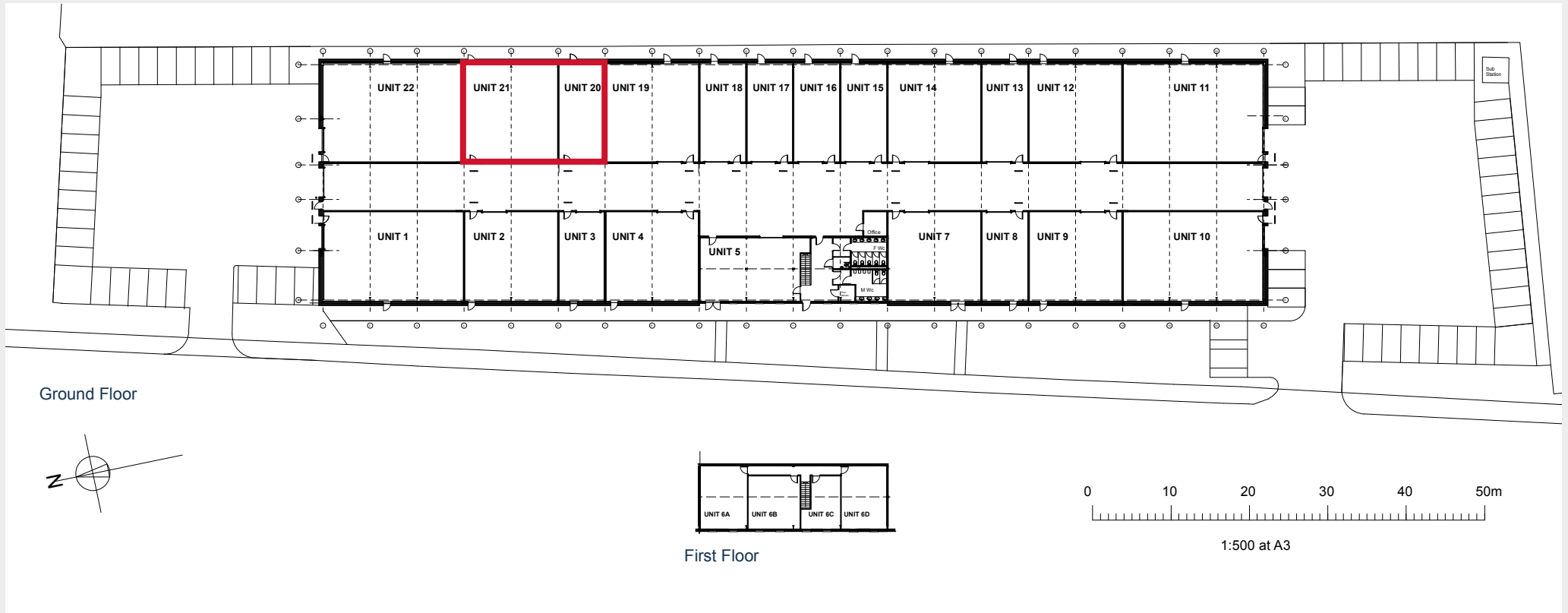
## TENANCY

Each unit is held on a 10 year full tenant repairing lease at a rent that is reviewed in each third year of the term to the greater of RPI or market rent. There is a tenant only break clause in each lease in the fifth year of the term subject to the giving of 12 months prior notice.



UNIT	TENANT	SAQ FT	ANNUAL RENT	LEASE DATE	RENT REVIEW	BREAK NOTICE	BREAK OPTION
20	Jessica Burn and Andrew Noble	813	£6,500	15/04/2024	15/04/2027	14/04/2028	14/04/2029
21	CD Restorations Limited	1674	£10,920	12/11/2021	12/11/2024	11/11/2025	11/11/2026

# ADAMS ROAD FLOORPLAN



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## PRICE

£195,000

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that subject to qualification the sale will be treated as a TOGC.

## EPC

Copies of the EPC certificates are available upon request.

## ANTI-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to satisfy current anti Money Laundering Regulations once Heads of Terms have been agreed.

## OTHER INFORMATION

For further details on this property or to request a sales brochure on any other investment opportunities that we have available please contact:

e: [sales@reinvestors.co.uk](mailto:sales@reinvestors.co.uk) t: 01788 296216



**ADDITIONAL INFORMATION** The solicitor acting for the buyer must contact the vendor's solicitor immediately upon receipt of the Heads of Terms and confirm that they are instructed to act in the matter and that they fully understand the Conditions of Sale. Until that time the Heads of Terms will remain in draft and the property will remain on the open market. A full legal pack will then be available within 48 hours. The purchaser's solicitor must submit Local Searches and Preliminary Enquiries within 5 working days of receipt of the Heads of Terms. The buyer must evidence the submission of VAT option to tax immediately upon receipt of the Heads of Terms. The valuation inspection, if required, must take place within 2 weeks of the issue of the Heads of Terms. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property