

Cleator Moor – 55/55A/55B High Street, Cumbria CA25 5BQ
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £115,000
- Rental Income: £8,992 p.a.
- Total ERV: £14,992 p.a. GIY: 13.04%
- VAT is NOT applicable to this property
- Comprises vacant retail shop at ground floor and two residential flats at first, second and third floor
- Located in the heart of the town centre with occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 55 (Ground Floor)	Main Shop - 45 sq m (484 sq ft) Rear Store - 12 sq m (129 sq ft) Basement - 40 sq m (430 sq ft)	Vacant		ERV: £6,000	
No. 55B (First Floor)	Residential Flat: 50 sq m (538 sq ft) 2 bedrooms, kitchen/living room, bathroom	Individual	Holding Over	£3,792	Note 1: AST
No. 55A (Second/Third Floor)	Residential Flat: 67 sq m (721 sq ft) 3 bedrooms, lounge, kitchen, bathroom	Individual	Holding Over	£5,200	Note 1: AST
Total				£8,992 £14,992	

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Property Description:

The property comprises ground floor shop with ancillary accommodation at basement, 2-bedroom flat at first floor and 3-bedroom flat at second and third floor, providing the following accommodation and dimensions:

Ground Floor/Basement Shop:

Main Shop - 45 sq m (484 sq ft)

Rear Store - 12 sq m (129 sq ft)

Basement - 40 sq m (430 sq ft)

First Floor Flat 55B: 50 sq m (538 sq ft)

2 bedrooms, kitchen/living room, bathroom

Second/Third Floor Flat 55A: 67 sq m (721 sq ft)

3 bedrooms, lounge, kitchen, bathroom

Total area size: 214 sq m (2,302 sq ft)



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Tenancy:

The retail shop is at present vacant. ERV: £6,000 p.a.

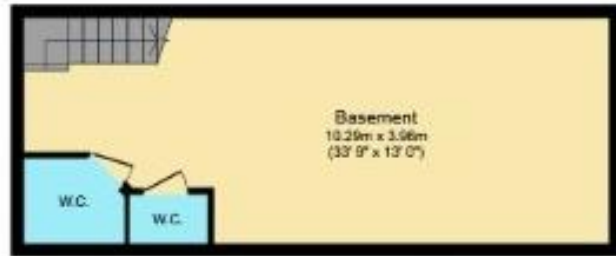
Flat 55A is at present let to an Individual at a current rent of £5,200 p.a. Tenant has been in occupation for a long time and currently holding over AST.

Flat 55B is at present let to an Individual at a current rent of £3,792 p.a. Tenant has been in occupation for a long time and currently holding over AST.

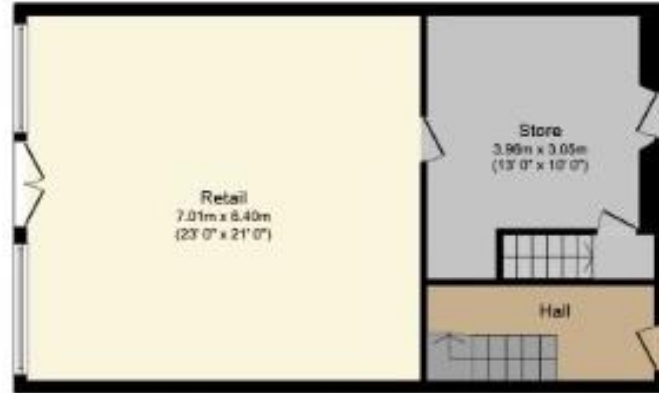


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Basement



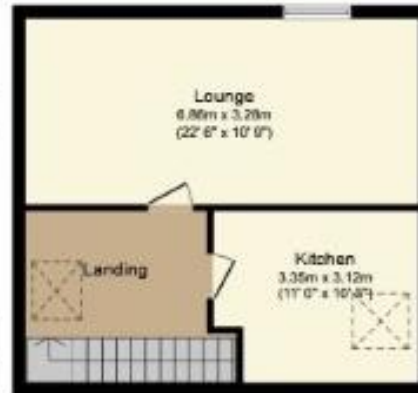
Ground Floor



First Floor



Second Floor



Third Floor

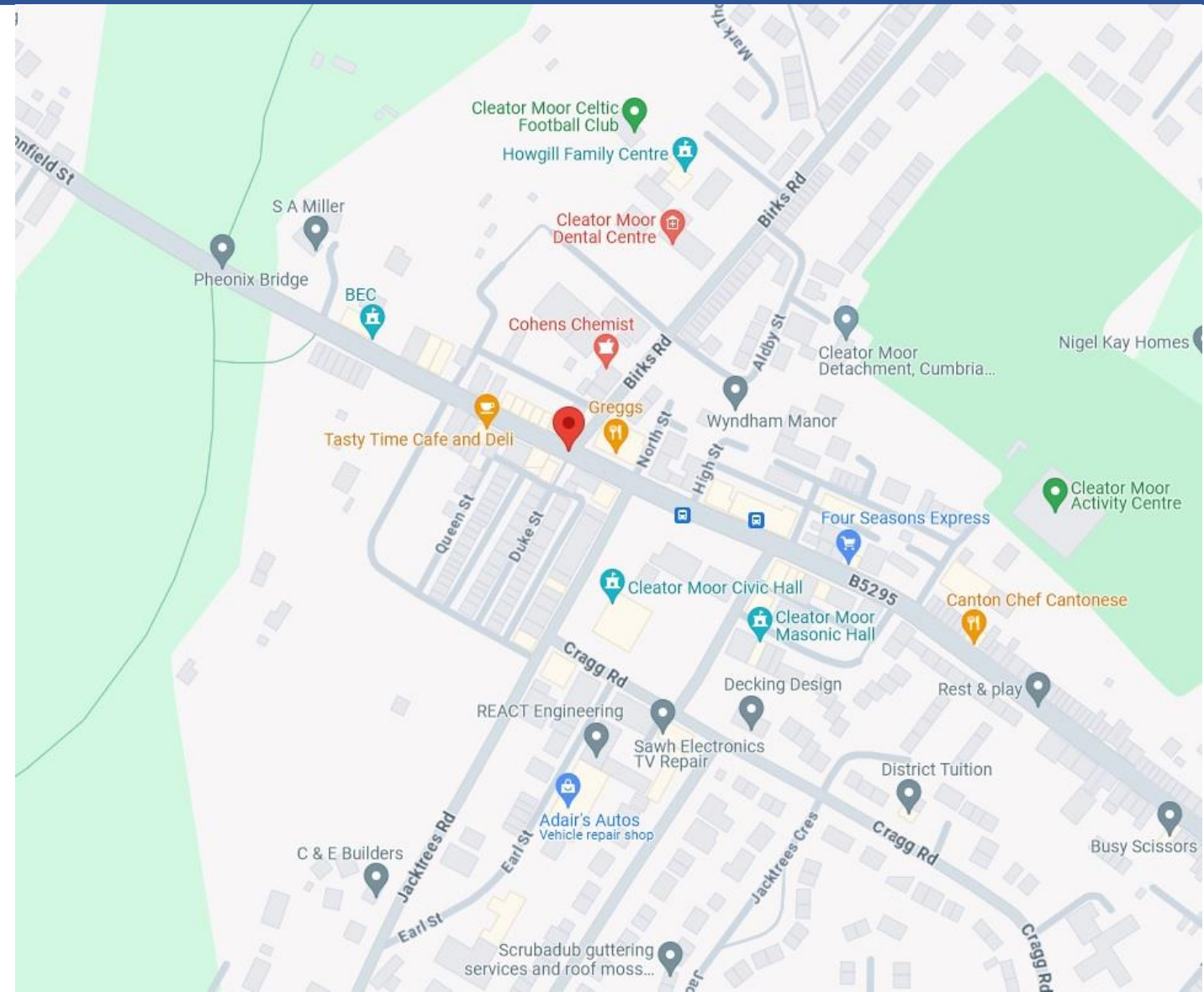
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Location:

Cleator Moor is a town, civil parish and two electoral wards in the English county of Cumbria and within the boundaries of the historic county of Cumberland. The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity. There are bus stops located near to the site, the closest being approximately 98ft from the site. Bus service 30 route is Maryport to Thornhill/Frizington and service SX9 is Asby to Workington. Occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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