



**Flat and commercial premises in excellent condition**

**Immediate rental income at £850 per calendar month**

**Additional derelict building in need of refurbishment on separate deed**

**Potential for extension to the commercial properties and flat**

**Ideal investment opportunity**

**Long-term tenants in situ**

**Commercial premises and flat on one deed**

**Ideal town centre location**

A unique opportunity to purchase three properties, two of which are currently let with a rental income of £850 per calendar month (£400 per calendar month for the flat) (£450 per calendar month for the commercial premises). The commercial premises and flat offer instant income, with long-term tenants already in place. On a separate deed, but available to purchase, is an additional building to the side, which has been taken back to brick, with new floors installed. (without stairs) This building is in need of full refurbishment and additional work offers the purchaser the opportunity to extend the business premises, or flat, offering a greater rental income, or perhaps refurbishing as a separate building for additional rent. This is an ideal opportunity for any local investors who would be interested in taking on a property that offers an immediate income, with potential for further development. Located on a traditional cobble street in Workington town centre, with great local amenities available as well as a prime location for a commercial premises. For further information or to arrange a viewing please call today.

## ACCOMMODATION

### Flat

#### Entrance hall

Entered through a uPVC double glazed door, with frosted glass panels, the entrance hall has modern, wood effect flooring, neutral décor, and a radiator. A door leads to the inner hallway.

#### Inner hallway

The inner hallway has neutral décor and wood effect laminate flooring. There is a useful, under stairs storage cupboard and stairs to the landing.

#### Landing

Provides access into the lounge and kitchen and there are stairs to the first floor.

#### Kitchen diner

A stylish, modern kitchen diner, with a range of sleek, black high gloss wall and base units with contrasting wood effect work surfaces and matching splash backs fitted with plinth lighting. There is a built-in, mirrored glass and stainless steel cooker, with stainless steel extractor hood above. The uPVC double glazed window looks out over the front of the property. The kitchen features wood effect laminate flooring, ceiling spotlights and there is ample space for table and chairs. A 1.5 stainless steel sink and draining unit with mixer tap and plumbing for a washing machine and space for a tumble dryer below.

#### Lounge

A beautifully presented lounge, with tasteful, modern décor, complemented by wood effect laminate flooring. Two sash windows provide plenty of natural light, and the lounge benefits from ceiling spotlights and decorative up lighters.

#### Second-floor landing

Provides access into the bathroom and bedroom.

#### Bathroom

This stunning modern bathroom incorporates a large, freestanding bath and separate corner shower cubicle, with mixer shower and rainfall showerhead. There is a pedestal sink with mixer tap and a push button flush toilet. The bathroom features tiled flooring, tiled surround to the shower and a large, chrome towel heating radiator. There are ceiling spotlights, an extractor fan, and a Velux skylight window. You will also find additional storage into the eaves.

#### Bedroom

A spacious, light and airy double bedroom, with tasteful, modern décor, a radiator, spotlights and decorative wall lights. There is additional storage into the eaves and a Velux skylight window with fitted blackout blind.



### Externally

To the rear of the flat, is an enclosed private rear yard, with access via a lane at the side out onto the residential street.

### Commercial unit

Currently rented with a long-term tenant, the commercial unit is used as a beauty salon with two treatment rooms.

### Front treatment room

The front treatment room has a large display window to the front, with exposed feature brick wall and grey, oak effect laminate flooring. With recessed LED lighting and spotlights to the ceiling, and a radiator. Provides access to the inner hallway.

### Inner hall

Providing access into the rear treatment room and basement storage.

### Rear treatment room

A second, good-sized room with grey, oak effect laminate flooring, spotlights to the ceiling, a uPVC double glazed window and access into the staff areas.

### Kitchenette

With built-in worktop with stainless steel sink and draining unit, and countertop with built-in shelving. There is an extractor fan and a radiator. provides access into the WC.

### WC

Here you will find a pushbutton flush toilet and a wall mounted sink with PVC splash back.

### Basement storage

The useful basement area is used for storage and has a radiator and stairs to a lower basement level where is additional storage available.

### Building

Set beside the commercial unit and the flat, is another unit which was purchased with the intent of extending both the flat and the business premises, offering potential for additional rental income or additional living space. This building has been stripped back to brick and has new floors installed, however is in need of renovation. Comprising of basement level, ground floor level, first floor level and mezzanine room. This property is offered for sale on a separate deed premises than the flat if required.

### TENURE

We have been informed by the vendor that the property is freehold.



## COUNCIL TAX BAND A

### EPC TBC

#### LOW FEES, LOCAL EXPERTISE

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#### MORTGAGES

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#### NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





