



**SITUATION**

On this busy road close to the junction with Vulcans Lane near to a **Co-Op Funeralcare, Job Centre Plus, Age UK, Swinton, Cumberland Building Society** and a host of established traders, close to the town's bus station and County Library and being a short walk from the main shopping area of Murray Road. Workington lies on the main A66 some 8 miles from Cockermouth, 22 miles from Keswick and 40 miles from the M6 (Junction 40) at Penrith.

**PROPERTY**

A terraced building comprising a **Ground Floor Double Restaurant/Take-Away** with **Basement Storage** plus separate front access to **2 Self-Contained Flats** above.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Luqi Zhao as a Chinese Restaurant** for a term of 20 years from 24th January 2011 at a current rent of **£18,500 per annum** exclusive.

**Rent Reviews 2016 (Outstanding), 2021 and 2026**

**£18,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**Ground Floor Double Restaurant/Take Away**

Gross Frontage	33'0"
Internal Width	28'8"
Restaurant Depth	37'10" (max)
Built Depth	66'1"
Restaurant Area	Approx 960 sq ft
Kitchen Area	Approx 555 sq ft
plus Male & Female WCs	

**Basement**

Area	Approx 555 sq ft
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Total Commercial Area	Approx 2,070 sq ft
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**First & Second Floor Flat (above No 10)**

3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx 1,300 sq ft)

**First & Second Floor Flat (above No 12)**

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx 1,230 sq ft)

**Note 1: No. 14 Oxford Street (Single Shop & Flat) was let at £16,200 p.a. and sold freehold for £130,000 in May 2015.**

**Note 2: 6 Week Completion**

**VENDOR'S SOLICITORS**  
Axiom Stone – Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts