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# Cobble Country

*Dales & Lakes.*

Town & Country Property Agents. Est. 1992

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## Investment and Development opportunity

### Kerry Park Trading Estate Solway Road Workington CA14 3TT

Workington has a population of around 5% of Cumbria's half million at 25,000 in the local area. It is the dominant area within West Cumbria and provides opportunities for start up businesses serving the vibrant workforce and general industries supporting the Nuclear energy sector in the Cumbria area providing 36% of the UK's nuclear production.

#### *Cumbria County Council -*

##### Vision

*"A county with a world-leading education offer which delivers career-ready education and skills courses that meet the needs of young people and all levels of the workforce, irrespective of social disadvantage or geographical remoteness, giving them the skills that enable Cumbrian businesses and inward investors to deliver substantial, sustained economic growth."*

KERRY PARK TRADING ESTATE	
1	KERRY PARK DENTAL LABORATORY
2	JOSIE'S TAXIS
3	CAR VALETING CENTRE
4	KERRY PARK PETFOODS
5	PREMIER VEHICLE HIRE
6	KERRY PARK CAR SALES
7	CUSTOM CARS
8	JOHN HOBAN TRAVEL LTD.
9	BLUEBAND TRADING LTD.
10	UNBLOCK CUMBRIA
11	
12	

Workington has significant local employment with Kodak Eastman, Iggesund Paperboard, and a local call centre for the Inland Revenue. Other major employers in the area.



The property comprises of a new Industrial Estate development on former agricultural land bordering the Main South Road in to Workington from the West coast (A597). In addition to the existing 10 units (all let) **there is the very beneficial permission for a further large 7000sq' unit that can be built to order and completed with fittings required by a tenant within existing permissions.**

Units 1-7 are cavity blockwork construction beneath pitched concrete tile covered roofs.

Units 8-10 are steel portal framed with insulated profile steel sheeting to walls and roofs.

Direct off A597 (Solway Road off Derwent Road) leads into estate with finished roads laid throughout.

#### Offers

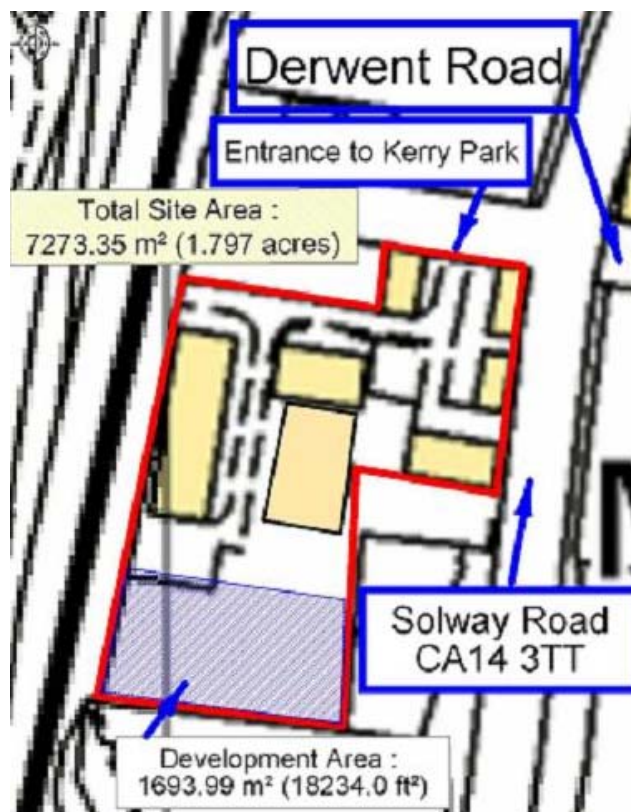
are invited at around £1,500,000 for the whole with existing tenants producing weekly rental income of £2625 and annual of £136,500 gross offering gross yield of 7%.

Additional income of just under £1000 per week could be the yield from the further developed units based on a similar spread of tenancies to the existing ones.



# Cobble Country Property – Commercial

Workington redundant Corus Steel works in foreground with mixed use permission on the 87 acres. Kerry Park is on the right hand side centre of railway line opposite the red buildings of Corus



**Leases** Each of the properties is held on the basis of a standard estate lease (full repairing and insuring basis) for a term of either 5 or 10 years. Standard alienation provisions apply.

**Tenure** Freehold, subject to various occupational leases. Awaiting legal confirmation.

**Legal Costs** Each party to be responsible for their own legal fees incurred in the preparation of the new lease.

**Vat** Vat is applicable to the rents and other payments under the terms of the leases and will be applicable to the purchase price.

## Accommodation & Tenancies

Unit	Tenant	Term	Started	Area sq'	Area m2	Rent	Notes
1	Kerry Park Dental	5	04/04/08	480	44.593	5200	
2	Josies Taxis – Josie cameron	5	04/04/08	742	68.934	5200	
3	Derwent Car Valet – Paul Rafferty	5	17/01/07	945	87.793	13000	
4	Kerry Park Petfood – Chris Winnery	5	01/01/09	2346	217.950	13000	
5	Premier Vehicle Hire	5	Mar 08	176	16.350	2600	
6	Kerry Park Car Sales	5	Mar 08	1300	120.773	15600	
7	Custom Cars – Darren Dawson	5	May 09	2694	250.280	13000	
8	John Hoban Travel Ltd	10	02/03/07	6173	573.490	37700	
9	Blueband Trading Ltd	10	07	2389	221.945	15600	
10	Unblock Cumbria	10	13/12/07	2413	224.175	15600	
				<u>19658</u>	<u>1826.28</u>	<u>136,500</u>	6.94 sq'
	Further unit space			7071		49,000	Estimate rent

**Viewing** Strictly by appointment with Cobble Country Property in association with the Landlord and owner.  
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 Agent Nigel Close