

Maryport - 97 Crosby Street, Cumbria CA15 6JX
Freehold Vacant Mixed Use Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



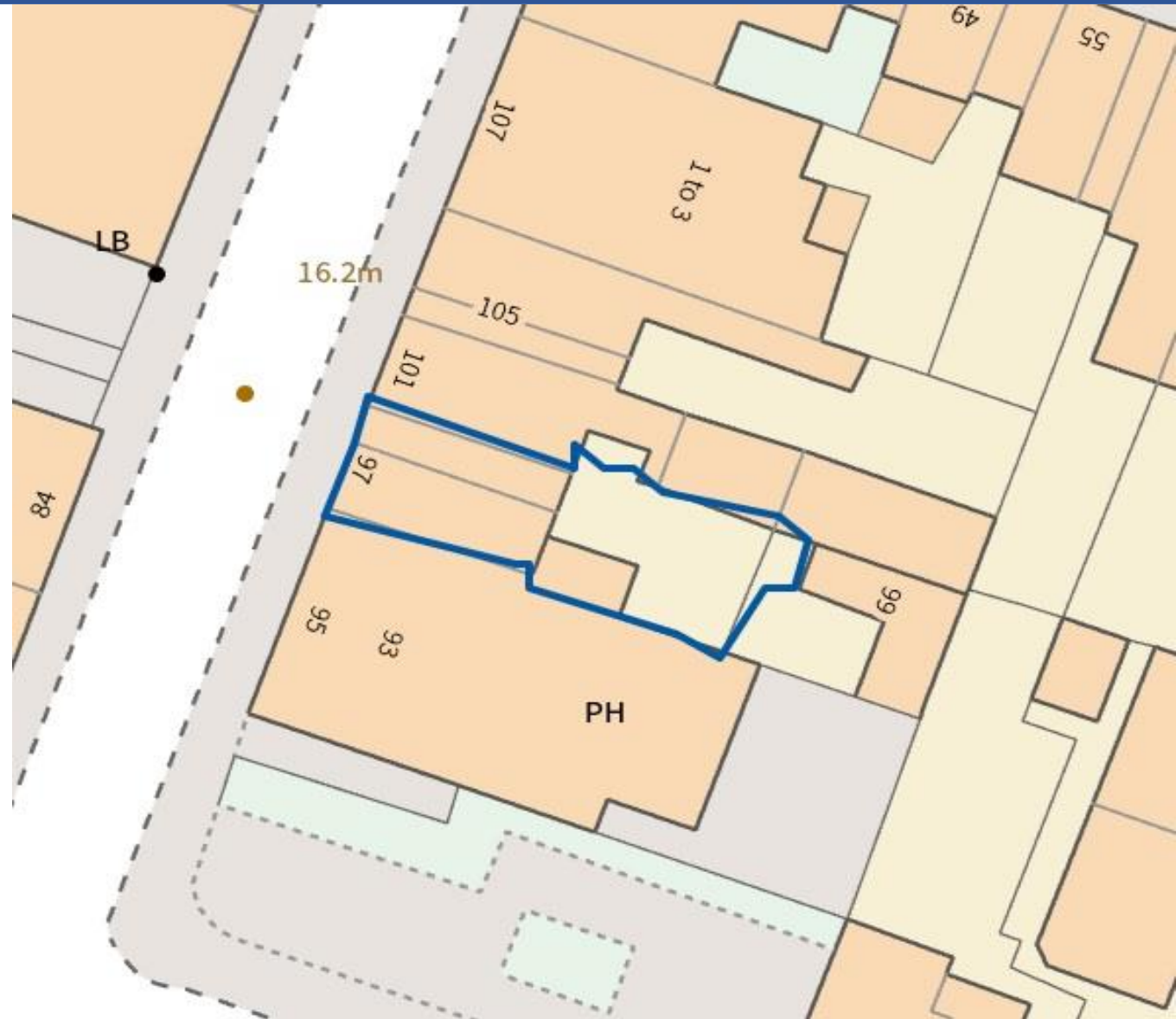
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Investment Consideration:

- Purchase Price: £65,000
- ERV: £6,500 p.a. GIY: 10.00%
- Vacant possession
- VAT is NOT applicable to this property
- Comprises ground floor shop with self-contained flat above
- Total area size of 108 sq m (1,162 sq ft)
- Located within 0.5 miles from Maryport Train Station
- Occupiers nearby include restaurant/takeaway, public house, pharmacy and many more.



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Property Description:

The property comprises ground floor retail shop with self-contained flat at first floor and attic.

The property provides the following accommodation and dimensions:

Ground Floor: Shop	41 sq m	(441 sq ft)
Retail Area, Storage, WC		
First/Attic Floor: Flat	67 sq m	(721 sq ft)
2 Rooms, Kitchen/Dining Room, Bathroom/WC		
Total area size:	108 sq m	(1,162 sq ft)

Tenancy:

The entire property is at present vacant.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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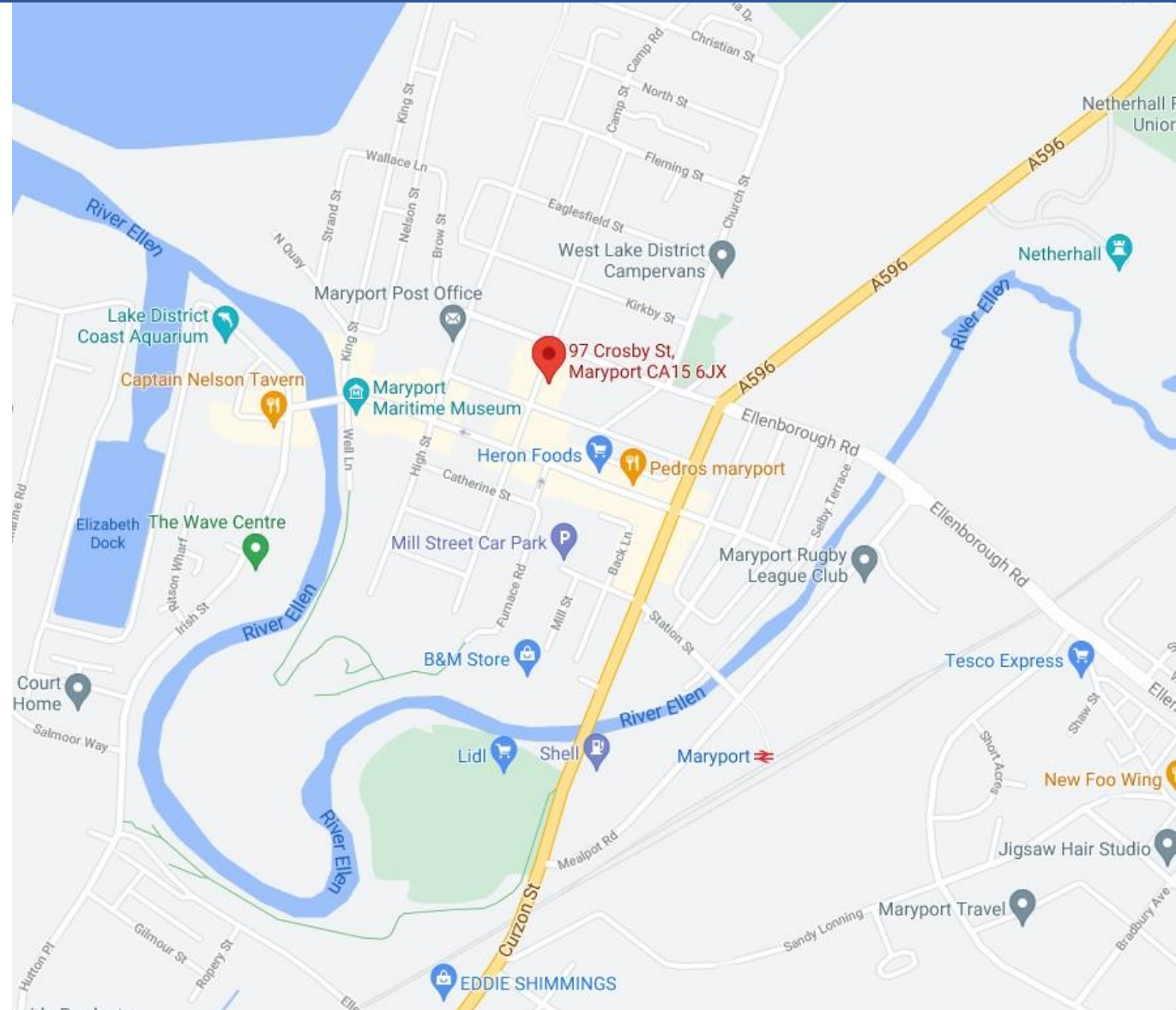
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Location:

Maryport is a town and civil parish in the Allerdale borough of Cumbria, England, historically in Cumberland. The town is situated just outside the Lake District National Park, at the northern end of the former Cumberland Coalfield. Maryport is located on the A596 road 6 miles (10 km) north of Workington, 21.1 miles (34 km) west of Keswick and 26 miles (42 km) south-west of Carlisle. The town of Silloth is 12.6 miles (20 km) to the north on the B5300 coast road, which passes through the villages of Allonby, Mawbray, Beckfoot and Blitterlees. The property is located within 0.5 miles from Maryport Train Station. Occupiers nearby include restaurant/ takeaway, public house, pharmacy and many more.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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