

Maryport - 101 Crosby Street, Cumbria CA15 6JX
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



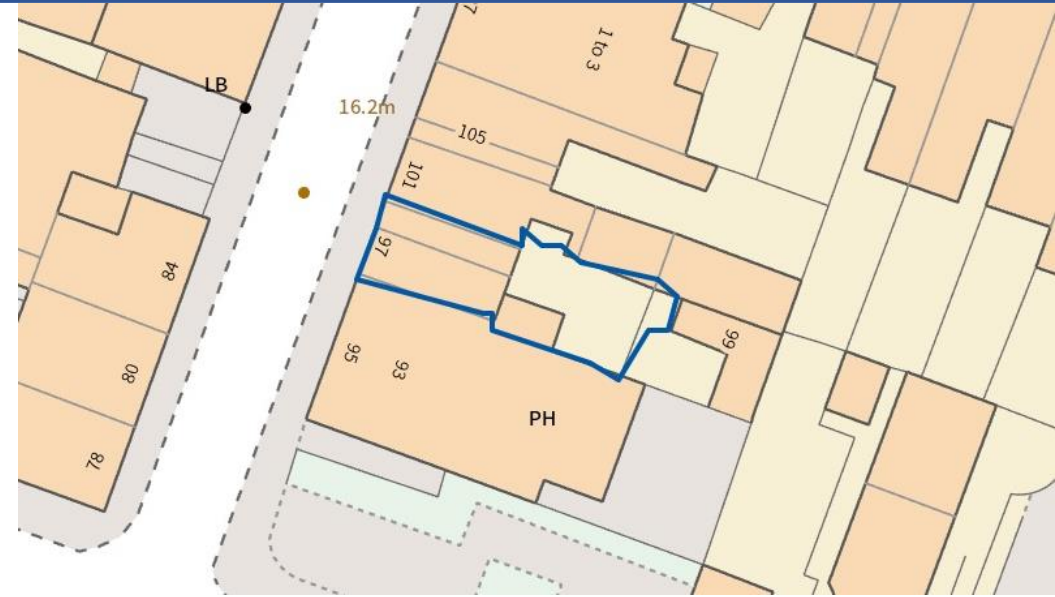
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Investment Consideration:

- Purchase Price: £95,000
- Gross Initial Yield: 9.03%
- Rental Income: £8,580 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop with self-contained flat above
- Total area size of 160 sq m (1,722 sq ft)
- Located within 0.5 miles from Maryport Train Station
- Occupiers nearby include restaurant/takeaway, public house, pharmacy and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 101 (Ground/First Floor)	Ground Floor: Shop 66 sq m (710 sq ft) Retail Area, Storage, Kitchenette, WC First/Attic Floor: Flat 94 sq m (1,012 sq ft) 3 Rooms, Kitchen, Bathroom/WC	Individual	5 Years from 4 February 2022	£8,580	Note 1: FRI Note 2: Deposit held of £1,430 Note 3: Tenant option to determine on the 3rd anniversary with minimum 3 months notice
Total				£8,580	

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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 66 sq m (710 sq ft)

Retail Area, Storage, Kitchenette, WC

First/Attic Floor: Flat 94 sq m (1,012 sq ft)

3 Rooms, Kitchen, Bathroom/WC

Total area size: 160 sq m (1,722 sq ft)

Tenancy:

The entire property is at present let to an Individual for a term of 5 Years from 4th February 2022 at a current rent of £8,580 per annum and the lease contains full repairing and insuring covenants. Deposit held of £1,430. Tenant option to determine on the 3rd anniversary with minimum 3 months notice.



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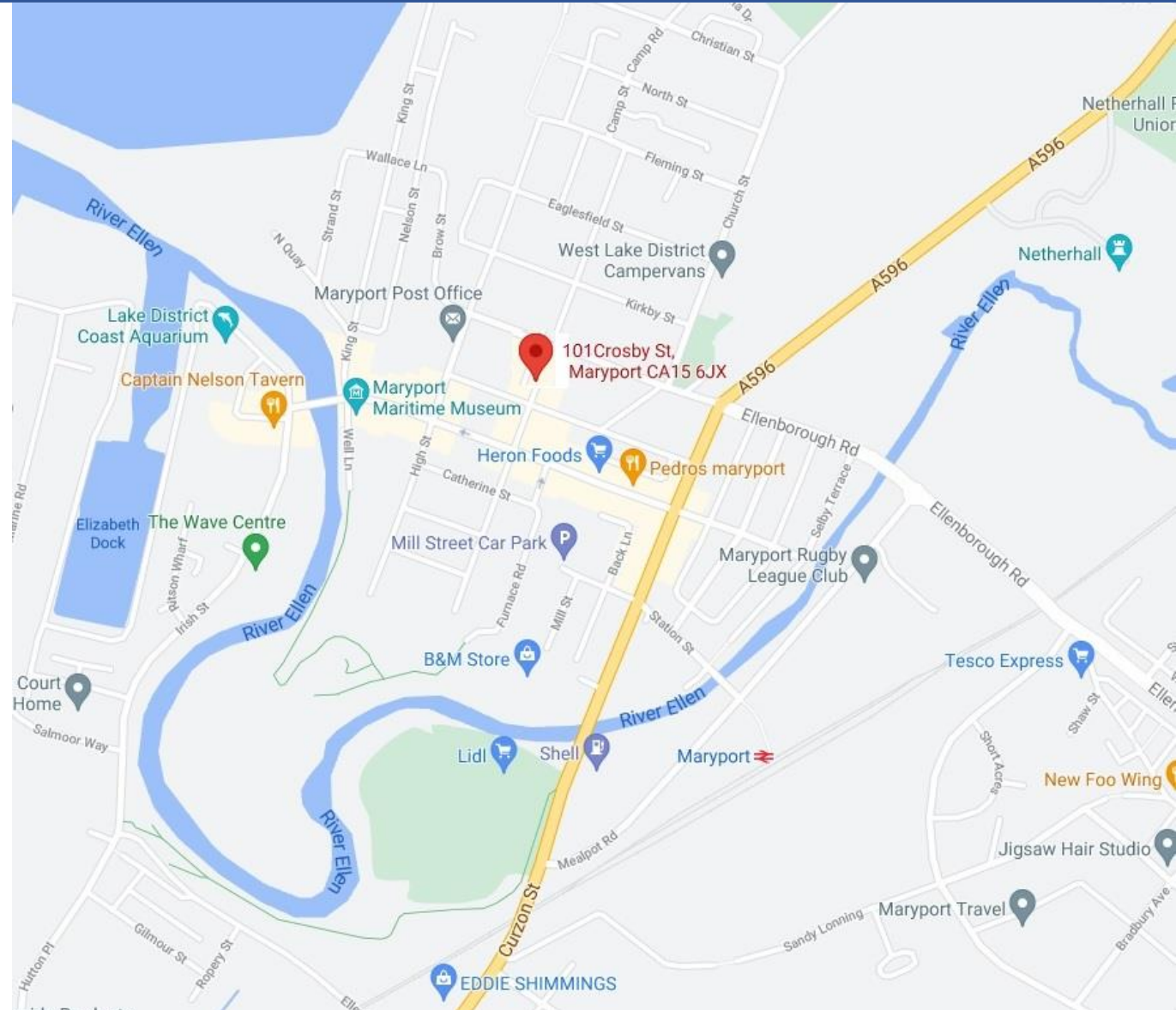
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Location:

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.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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