

# 45/47 Murray Road & 51/53 Pow Street, Workington, Cumbria CA14 3AB

Freehold Retail Parade Investment

**Lot 33**

£132,372 per annum  
exclusive



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
45 Murray Road	Ground First	Retail/Ancillary Ancillary	144.28 sq m 106.84 sq m	(1,553 sq ft) (1,150 sq ft)	PARTNERS THE STATIONERS LIMITED (1) t/a Ryman	5 years from 24/06/2015 (2)	£32,000 (23/06/2020)
47 Murray Road	Ground First	Retail/Ancillary Ancillary	74.32 sq m 66.80 sq m	(800 sq ft) (719 sq ft)	GREENWOODS MENSWEAR LIMITED (3) t/a Greenwood's	10 years from 14/12/2007	£29,342 (13/12/2017)
51 Pow Street	Ground First	Retail/Ancillary Ancillary	93.18 sq m 77.95 sq m	(1,003 sq ft) (839 sq ft)	GAME RETAIL LIMITED (4)	15 years from 08/07/2003	£33,750 (07/07/2018)
53 Pow Street	Ground First	Retail/Ancillary Ancillary	122.35 sq m 109.44 sq m	(1,317 sq ft) (1,178 sq ft)	HOLLAND & BARRETT INTERNATIONAL LIMITED (5)	10 years from 06/11/2012	£37,280 (05/11/2022)
<b>Total</b>			<b>795.16 sq m</b>	<b>(8,559 sq ft)</b>		<b>£132,372</b>	

- (1) For the year ending 31st March 2016, Partners The Stationers Limited reported a total net worth of £1,808,000 (Source: Experian Group 01/05/2017).
- (2) The lease is subject to a tenant option to determine on 23rd June 2018.
- (3) Greenwood's is a men's suit and fashion retailer with headquarters in Bradford and which began trading in 1860 ([www.greenwoodsonline.com](http://www.greenwoodsonline.com)).
- (4) For the year ending 30th July 2016, Game Retail Limited reported a turnover of £583,890,000, pre-tax profits of £6,868,000 and a total net worth of £72,104,000 (Source: Experian Group 01/05/2017).
- (5) For the year ending 30th September 2015, Holland & Barrett International Limited reported pre-tax profits of £30,038,000 and a total net worth of £198,459,000 (Source: Experian Group 01/05/2017).

## Key Details

- Comprises an unbroken parade of four retail units
- Let to retailers trading as Holland & Barrett, Ryman, Game and Greenwood's
- Prominent town centre location close to the Washington Square Shopping Centre
- Nearby occupiers include Debenhams, Marks & Spencer, Next, H&M, Boots, Superdrug and Costa

On Behalf of Receivers **moorfields**

### Location

**Miles:** 8 miles south-west of Cockermouth  
32 miles south-west of Carlisle  
**Roads:** A66, A595, A596, M6  
**Rail:** Workington Railway Station  
**Air:** Newcastle Airport

### Situation

Workington is a port town located on the west Cumbrian coast, a short distance from the Lake District National Park. The property is situated in a prominent corner location at the junction of pedestrianised Pow Street and Murray Road in the heart of the town centre. The property is close to Washington Square Shopping Centre housing retailers including Debenhams, Next, H&M, Pandora, Clarks and Costa. Other nearby occupiers include Marks & Spencer, Boots, Superdrug, Peacocks, Sports Direct and Iceland.

### Description

The property comprises an unbroken parade of four shops providing ground floor retail accommodation with ancillary accommodation on the first floor. The property benefits from servicing to the rear.

### Tenure

Freehold.

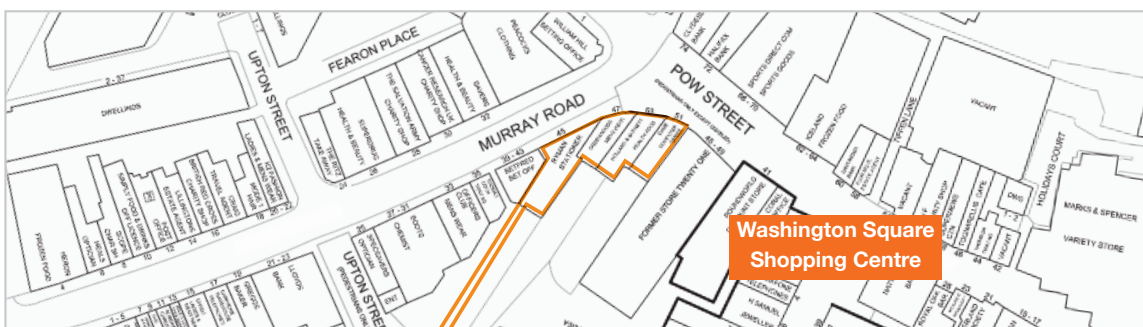
### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Six Week Completion**



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
**Will Moore**  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

**Acuitus**  
**George Watkins**  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Associate Auctioneer: Dresler Smith**  
**David Dresler**  
+44 (0)113 245 5599  
david@dreslersmith.co.uk



**Seller's Solicitors: AMB Law**  
**Stephen Carter**  
+44 (0)20 7329 4242  
scarter@amblaw.co.uk