

FOR SALE

DM HALL



For Sale

12 John Street,
Maryport, Cumbria,
CA15 6JT

4,456 Sq Ft | 413.96 Sq M

£120,000 for the Freehold

- Warehouse/Storage Facility with Mezzanine
- Roller Shutter Access
- GIA - 414.22 sq ft
- £120,000 for the freehold

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Description

Situated on John Street, just off the town centre, this good sized lock up storage units offers, roller shutter together with private access door. Internally there is large open plan warehouse space with good eaves height. There is a small self contained office at the front left upon entering the building. To the rear there is a mezzanine level accessed via a stairway to the right of the property.

Location

Located on John Street, in the centre of Maryport. Maryport is a small harbour town on the west coast of Cumbria and has a resident population of around 12,000 inhabitants. The larger towns of Workington and Whitehaven are easily accessed via the A595 and A596 respectively thereby reaching a much wider catchment of a further 50,000 inhabitants.

Accommodation

Area	SQ FT	SQ M
Warehouse	336.58	1,103.98
Mezzanine	77.64	254.66
Total	4,456	413.96

Services

We understand mains electricity is laid on to the property.

EPC

Energy Performance Asset Rating: TBC

Terms

The property is available to purchase freehold at an asking price of £120,000.

Business Rates

The property currently has a rateable value of £4800, therefore any purchaser is likely to receive full rate relief.

Money Laundering

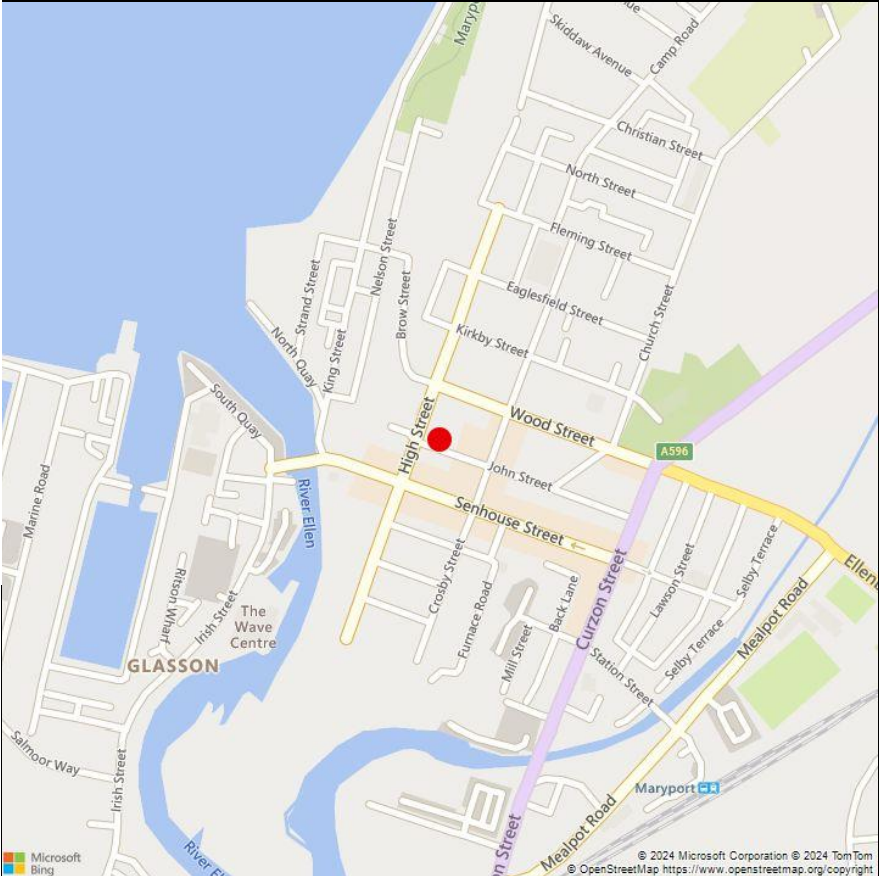
In order to comply with 2017 Anti-money Laundering Regulations we are required to verify the identity of any proposed ingoing tenants or purchasers.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated.



Contact agent

Caroline Hayton

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property.
2. Plans are not to scale, are for guidance only and do not form part of any contract.
3. Services and any appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the vendor or DM Hall.
5. Measurements are approximate and must not be relied upon. Maximum approximate room sizes are generally given, to the nearest 0.1 metre. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metre. For convenience, an approximate imperial equivalent is also given.
6. Only those items referred to in the text of the particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

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CHARTERED SURVEYORS



Carlisle Office

Warwick Mill Business Centre, Warwick Mill, Carlisle, Cumbria, CA4 8RR



Kendal Office

91/93 Stricklandgate, Kendal, LA9 4RA

