

## To Let by way of Assignment

88 Senhouse Street  
Maryport, Cumbria CA15 6BS



Central shop and maisonette available to let by way of assignment. Available as a whole or in parts.

### Location

Maryport is situated in north-west Cumbria, on the Cumbrian coast approximately 20 miles south-west of Carlisle, 6 miles west of Cockermouth and 7 miles north of Workington. Maryport has seen significant public investment in recent years including the creation of a marina and other tourist attractions including aquarium and Roman museum.

The subject property is situated at the bottom end of Senhouse Street with the benefit of on-street car parking made available immediately outside and the property is directly opposite Nat West Bank, Cumberland Building Society and Lloyds TSB.

### Description

The property comprises a substantial ground floor retail outlet which, until recently, has been occupied as a convenience store and off licence (for which the licence remains in place) and is fitted out ready to trade. The property benefits from a large lower ground floor storage area with vehicular access to

the rear and a self-contained maisonette on the first and second floors. The property is available either as a whole, or the shop and storage accommodation could be made available separately from the flat.

### Accommodation

Ground floor internal width	21' 11"	
GF shop depth	35' 3"	
GF sales area	649 sq ft	(60.3 sq m)
GF storage area	274 sq ft	(25.5 sq m)
<b>Total GF NIA</b>	<b>923 sq ft</b>	<b>(85.8 sq m)</b>
Lower ground floor storage area (with rear access)	793 sq ft	(73.7 sq m)
First floor open plan living/kitchen/dining area	632 sq ft	(58.7 sq m)
Second floor bathroom	83 sq ft	(7.7 sq m)
Bedroom 1	188 sq ft	(17.6 sq m)
Bedroom 2	228 sq ft	(21.2 sq m)

### Services

All mains services are connected to the building. We are advised that there is a separate heating system between the commercial element of the property and the upper floor maisonette. The ground floor shop unit benefits from an air-conditioning cassette unit situated within the suspended ceiling.

### Terms

A commencing rental £12,500 per annum. Shop alone £8,750 pa.

### Tenure

The property is available to let by way of an assignment of the existing lease. The property is held under the terms of a 10 year lease from 2003 at a current rental of £12,500 per annum.

We can confirm that our clients would be prepared to split the accommodation and let the shop and storage accommodation separately from the residential element and further details are available on request.

### Rateable Value

The property is assessed for rates as follows:-  
Rateable value - £6,000  
UBR - 46.2p

### Legal Costs

Each party to be responsible for their own legal fees.

### VAT

All prices, rentals and outgoings where quoted, are exclusive of but may be liable to VAT.

### Viewing

Strictly by appointment through the agents, Peill & Company, tel 0845 450 4444 (Simon Adams dealing) [simon@peill.com](mailto:simon@peill.com).

