

**For Sale By Auction – 8
December 2011**

Roadside/retail Investment

**For Sale Freehold
19 years unexpired – no break clauses**

**Frizington Road Service
Station
Frizington Road
Cumbria
CA26 3QU**



Frizington is a small town situated in west Cumbria between Egremont and Cockermouth and close to Whitehaven, Workington and Sellafield. Significant local employment is derived from the nuclear industry and employers include British Nuclear Group, Nuclear De-commissioning Authority and significant investment to create 'Britain's Energy Coast'.

Location

Frizington Road Service Station is situated in the centre of Frizington, with prominent frontage to the A5086, which is the main road linking the A66 at Cockermouth with the A595 at Egremont and is particularly busy with commuters to Sellafield. The

subject property is the only petrol filling station on this road between the A66 and the A595.

Description

The premises comprise a petrol filling station with associated convenience store, together with a dry cleaning and laundry, all of which are held under the terms of an over-riding lease. The filling station operates as an independent trader and the retail element is housed in a single storey building comprising retail shop/kiosk, launderette and associated storage accommodation.

Accommodation

The property offers the following accommodation:-

Shop approx	390 sq ft	(36.23 sq m)
Launderette	233 sq ft	(21.65 sq m)
Stores	205 sq ft	(19.04 sq m)

Total area approx 838 sq ft (77.85 sq m)

Lease

The property is held under the terms of a 21-year lease from February 2010 at a rental of £16,400 per annum (rising to £18,400 per annum from 1 February 2013). There are no break clauses contained within the lease and the lease provides for the fixed rent review on 1 February 2013 and 3-yearly thereafter throughout the term. The lease is drawn on a full repairing and insuring basis.

Guide Price

Bottom Guide - £110,000.
Top Guide - £120,000.

Auction

The property is offered in the Pugh and Company auction on Thursday, 8th December at 2pm at Newcastle Marriott, Metrocentre, Newcastle-upon-Tyne, NE11 9XF. Further details and legal pack can be found at www.pugh-auctions.com

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

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

Viewing

Strictly by appointment through Peill & Company,
Tel 0845 450 4444 (Simon Adams dealing)
simon@peill.com or Pugh and Company,
admin@pugh-auctions.com



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