

RP/7674

FOR SALE - PLOT G
RISEHOW INDUSTRIAL ESTATE
FLIMBY, MARYPORT CA15 8PD



EXTENSIVE INDUSTRIAL COMPLEX WITH LARGE YARD

32,052 SQ FT (2,977.6 SQ M) OF BUILT SPACE
TOTAL SITE AREA 3.37 ACRES (1.364 HECTARES)
DIRECT ACCESS TO A596. IMMEDIATELY AVAILABLE

OFFERS IN THE REGION OF £295,000

LOCATION

The property is located to the south of the A596 in the village of Flimby, a short distance from the coastal town of Maryport and some 4.5 miles to the north of Workington. The Risehow Industrial Estate is home to a variety of industrial occupiers including Thompsons Plant Hire, West Coast Commercials and Cumbria Metals.

For the purposes of identification only, the location of the subject property is shown with an arrow on the attached Location Plan and the site boundaries edged red on the OS Plan.

DESCRIPTION AND CONSTRUCTION

The subject property comprises a complex of industrial buildings with office & ancillary facilities and large area of surfaced open storage land. The main production facility comprises a three bay industrial building of steel portal frame construction clad externally with profile metal cladding sheets to the walls and pitched roofs over, adjacent to which is a single storey office/ancillary block of assumed brick/block construction which is rendered externally with a pitched roof over part and an assumed flat felt roof over the other part. There is also a more modern, two storey office building which provides a mixture of open plan and private office space with WCs and staffroom.

Externally, there is a substantial area of surfaced land to the rear of the property, which is used for open storage.

ACCOMMODATION

Main Production Space	26,559 sq ft	(2,467.3 sq m)
Detached 2 Storey Office Block	1,868 sqft	(173.6 sqm)
Ground Floor Offices and Ancillary	1,625 sq ft	(150.9 sq m)
Basic Storage Space	2,000 sq ft	(185.8 sq m)

Total Floor Area 32,052 sq ft (2,977.6 sq m)

Total Site Area 3.37 acres (1.364 hectares)

(including surfaced open storage land extending up to 1.35 acres (0.546 hectares) as shown hatched blue)

SERVICES

We understand that mains gas, water, electricity (3 phase) and drainage are connected to the property.

RATING ASSESSMENT

From the Valuation Office Agency website, we note the subject property is described as Workshop and Premises with a current Rateable Value of £69,500 with effect from 28th April 2023.

The current multiplier for the rate year 2025/26 is £0.555

TENURE

We understand that the property is held by way of a 99 year ground lease with effect from 1st February 1986. The Landlord is Cumberland Council. The current passing rent is £20,013pa and is subject to regular reviews.

SALE TERMS

Offers in the region of **£295,000** are invited for the long leasehold interest in the property.

Alternatively, consideration would be given to potentially sub-dividing the site and disposing of the land and buildings separately. Further details are available on application.

VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

COSTS

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

VIEWINGS For further information or to arrange a viewing please contact:-

Richard Percival
Tel: 01228 635006 Email: rpercival@carigietcowen.co.uk

Mike Beales
Tel: 01228 635003 Email: mbeales@carigietcowen.co.uk

Details prepared MAY 2025

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

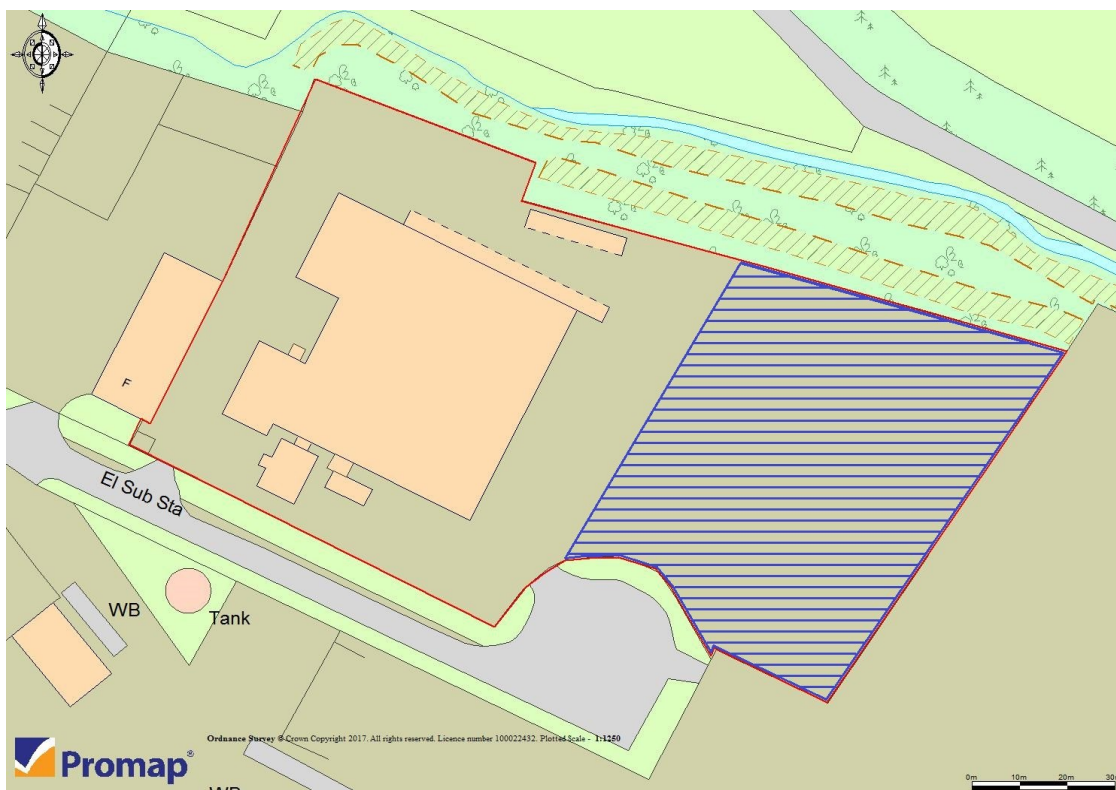
1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.



FOR IDENTIFICATION PURPOSES ONLY



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