

C.T.HAYTON LTD

SYKE PARK INDUSTRIAL ESTATE
SYKE ROAD | WIGTON | CA7 9NE



Summary

- Sale on behalf of the Joint Administrators of C.T. Hayton Limited
- Modern steel portal frame warehouse constructed c.2013 / 2014
- Warehousing, manufacturing, offices and trade counter retail area
- First floor provides additional office accommodation, kitchen, meeting room and store
- Surfaced yard and parking area
- Raised vehicle display area
- Total Floor Area of 11,080 Sq Ft.
- Total Site Area of 0.364 Hectares (0.9 Acres)
- Held Freehold
- Guide Price: **£875,000 (STC)**





Description

The property comprises a modern steel portal frame warehouse on a secure site built c.2013 / 2014.

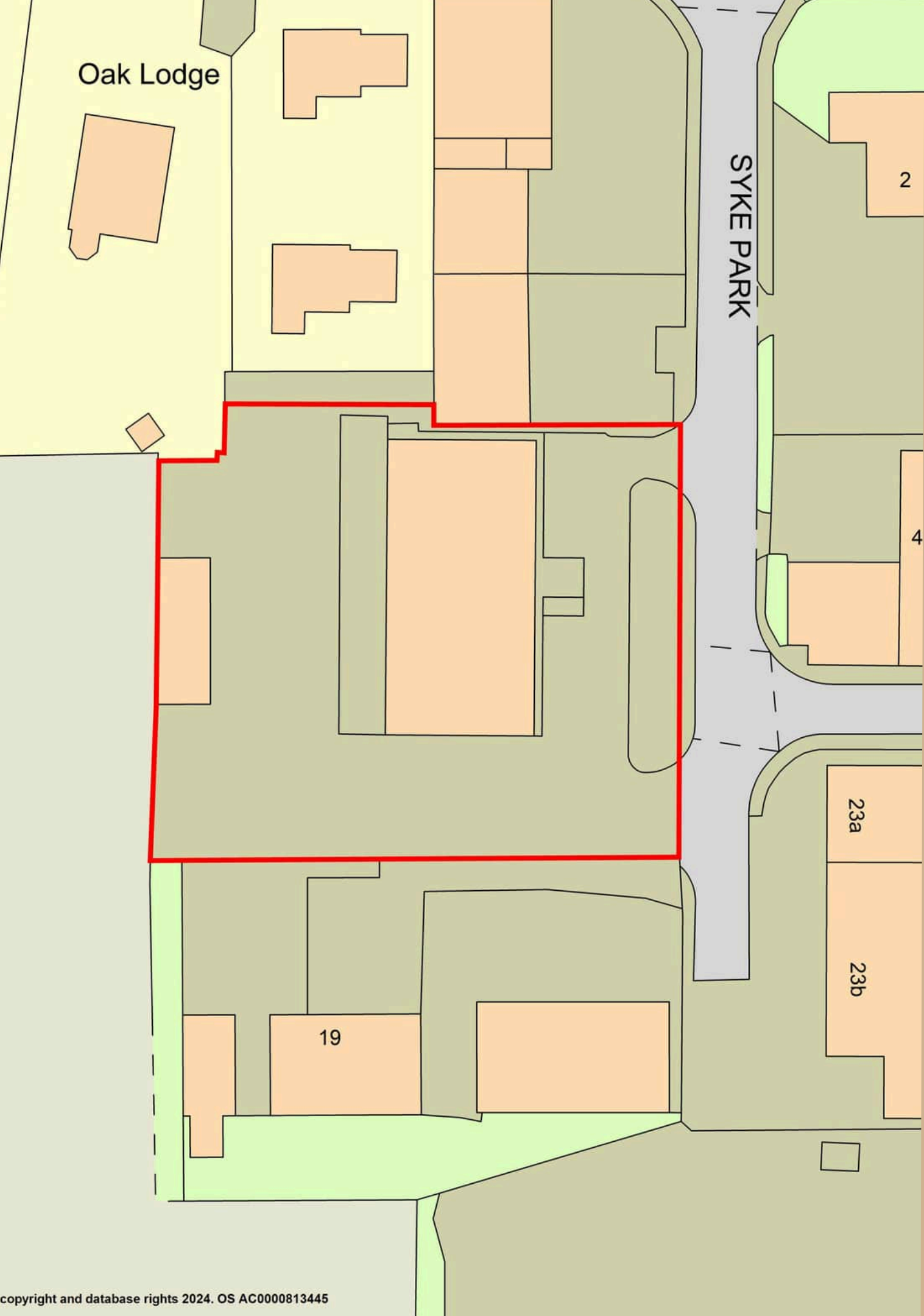
The property has been constructed of insulated steel profile cladding beneath an insulated pitched profile clad roof.

Internally the property has been sub-divided on the ground floor to provide a trade counter retail area with large double glazed window units, sales office, disabled WC's and lift and garage and storage areas to the rear.

The first floor provides additional office accommodation, kitchen, meeting room and store.

Externally, the property benefits from a yard area which is predominantly surfaced, customer parking to the front together with a raised Vehicle display area. To the rear is an external covered storage building.

The property extends to a total floor area of 1,029.39 sq m (11,080 sq ft) including mezzanine and external storage.



Location

Wigton is a market town in Cumberland, Cumbria and within Allerdale Borough Council. Wigton is at the centre of the Solway Plain, between the Caldbeck Fells and the Solway coast. It is served by Wigton railway station on the Cumbrian Coast Line, and the A596 road to Workington.

The property is located on a small industrial estate, Syke Park Industrial Estate, located south of the town of Wigton. The building is bounded to the south, east and north elevations by commercial with a new residential estate being constructed to the rear of the building. The main occupiers on the estate include Reays Coaches, Roadsafe and Belle View Vets.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	642.00	6,910
First Floor Office	163.86	1,764
First Floor Store	66.43	715
Mezzanine Store	27.45	295
External Store	27.45	295
Total	1,029.39	11,080

We have measured the total site area using online mapping software at 0.364 Hectares (0.9 Acres)





EPC

A full copy of the EPC is available upon request.

Business Rates

Rateable Value: £35,500 (2023 Rating List)

Guide Price

£875,000

Subject to Contract and Exclusive of VAT.

Tenure

The site is held Freehold under Land Registry Title Numbers CU268290 and CU278991.

We understand that there may be rights of way for access for an adjacent occupier on the site. More information is available on request.

VAT

VAT may be applicable at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson
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