

FREEHOLD MIXED USE INVESTMENT FOR SALE – 3 SEPTEMBER 2007

As Managing Agents of **Viaduct House** in Carlisle, Walton Goodland has been instructed by the owners to dispose of the freehold investment.

Set over 7 floors, extending from English Damside, the building is a prestigious landmark property located on the edge of the central retail core. Occupiers include Cartmell Shepherd Solicitors, Town & Country Interiors, Ristorante Michelangelo, Architects Plus and Key Travel.

The property generates a net annual income of £93,200 with all tenants occupying on full repairing and insuring terms on otherwise standard occupational leases. A tenancy schedule contained within the property marketing details can be downloaded from the **FEATURED PROPERTIES** section of the website or alternatively via the **Quick Property Search>Investment** tool on the homepage.

Walton Goodland is guiding the sale at £1,250,000. Stephen Sewell of Walton Goodland comments, *“Our experience of the local property market following recent transactions suggests that demand for commercial investment property remains strong. This is particularly true of fully let investments which have generated a regular income stream with a low turnover of tenants for a number of years. Equally, where tenants occupy on full repairing and insuring terms and are responsible for all of the outgoings associated with a property then this is even more attractive.”*

Sewell continues, *“A good local knowledge of the marketplace is extremely important especially where tenants are not national companies. Viaduct House is a prime example. Each of the tenants is well established and highly commercially regarded from both a local and/or regional perspective. Hence the investment has consistently performed well for our clients with tenants such as Cartmell Shepherd trading from the property for some 35 years. This is where local investors can achieve a competitive advantage.”*

The guide price produces a yield of 7.4% with the potential to increase passing rental levels at forthcoming reviews. The property will be sold at public auction in November 2007 unless a sale is agreed beforehand. Interested parties should contact Stephen Sewell or Michael Walton for further details.

Walton Goodland, 10 Lowther Street, Carlisle, Cumbria, CA3 8DA; T. 01228 514199; F. 01228 594303; E. stephen@waltongoodland.com