

7644/BB

WORKINGTON

*****RARE LEASEHOLD BUSINESS OPPORTUNITY*****

FOR SALE

**RICHARD JAMES NEWSAGENTS
4 FINKLE STREET, CA14 2AY**



OFFERS IN THE REGION OF

£80,000

ARE INVITED FOR THE BUSINESS, STOCK,
FIXTURES & FITTINGS, TRADE NAME AND GOODWILL

LOCATION

Workington is the main catchment town for West Cumbria with convenient transport links to the city of Carlisle approximately 30 miles north and the town of Whitehaven approximately 5 miles south. The lake district towns of Keswick, Windermere and Ambleside are less than one hour's drive west.

4 Finkle Street is positioned in the centre of Workington and lies prominently on the corner junction where Finkle Street merges with Pow Street, Murray Road and Speedwell Lane. Surrounding buildings include William Hill, VPZ, Iceland, Sports Direct and a range of Charity Shops. Permit holder and disc zone parking is available immediately outside.

For identification purposes only, the location is shown on the plan overleaf.

DESCRIPTION

4 Finkle Street comprises a two-storey mid terraced building of traditional brick construction with a rendered finish under a pitched slate roof. The ground floor provides DDA access and window frontage onto Finkle Street, and internally is a rectangular shaped sales area. The first floor is basic storage, staff kitchen and WC. The second floor provides further basic stores.

THE BUSINESS - RICHARD JAMES NEWSAGENTS

The newsagent has been operating from the premises for over 30 years. The owner is looking to sell due to retirement. Full information on accounting info, staff, turnover and profits, can be made available via the agent.

ACCOMMODATION/AREAS

Ground Floor	36.29 sq m	(391 sq ft)
First Floor	31.88 sq m	(343 sq ft)
Second Floor	10.72 sq m	(115 sq ft)

SERVICES

We understand mains gas, water, electricity and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £3,850. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*****100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS*****

SALE PRICE AND LEASE TERMS

Offers in the region of **£80,000** are invited for the sale of the business, stock, fixtures & fittings, trade name and goodwill. The passing rent is £12,500 per annum exclusive, on the existing lease expiring mid 2028. A new lease is directly available from the landlord, subject to covenant strength and terms offered. Alternatively, an assignment or sublease of the whole would be considered.

ENERGY PERFORMANCE CERTIFICATE

We understand that the property has an Energy Performance Asset rating of D-81.

COSTS

Each party will bear their own legal and professional costs incurred in the transaction. Subject to covenant strength of the purchaser and new tenant/assignee, a rental deposit may be required to be lodged upon completion.

Carigiet Cowen Ltd 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 of 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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

VAT

The property is not VAT elected, therefore VAT will not be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

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Details Amended
February 2025





(100) (ESTIMATED)

50 metres

Experian Goad Plan Created: 05/11/2024
Created By: Carigiet Cowen