

7561/BB

# WORKINGTON

8 FINKLE STREET, CA14 2AY

## TO LET / FOR SALE

**\*\*SUITABLE FOR A VARIETY OF\*\*  
COMMERCIAL USES**

**\*\*WELL POSITIONED UNIT\*\***



### LOCATION

Workington is the main administrative and financial centre of West Cumbria, with a resident population of circa 30,000, and an estimated local authority catchment of around 95,000. The town is well served by the A595 and A596 trunk roads, and by rail to Carlisle linking with the West Coast Main Line.

The subject property is located on Finkle Street, a tertiary trading location for the town. The position lies close to Pow Street and Murray Road, where a number of national retailers including Sports Direct, Iceland, VPZ, William Hill and Greggs all have presence.

### DESCRIPTION

The property is a former showroom premises combination of two storey and three storey buildings of blockwork construction under a variety of pitched roofs with slate coverings. The two storey section to the front benefits from an extensive glazed frontage incorporating 2 no. double access doors with DDA access at ground level.

Internally, the accommodation is mainly open plan throughout. There is an integral stairwell which provides access to the first floor sales area and second floor stores. The unit would be suitable for a variety of uses including showroom, restaurant, gymnasium and offices.

### ACCOMMODATION/AREAS

Ground Floor Sales Area	324.07 sq m	(3,488 sq ft)
First Floor Sales Area	278.54 sq m	(2,998 sq ft)
First Floor Staff Offices	19.13 sq m	(206 sq ft)
Second Floor Ancillary	108.62 sq m	(1,169 sq ft)
Basement	138.28 sq m	(1,488 sq ft)

### SERVICES

We understand mains water, gas, electricity (3-phase) and drainage are connected to the property. Heating is currently provided by way of a warm air vented system.

### RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £30,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

### TERMS

The property is available **TO LET** on a new lease, at a quoting rent of **£23,500 per annum exclusive**.

### SALE PRICE

The property is available **FOR SALE** and offers in the region of **£175,000 exclusive** are invited for the freehold interest with vacant possession.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-60.

### VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent or sale price.

### VIEWINGS

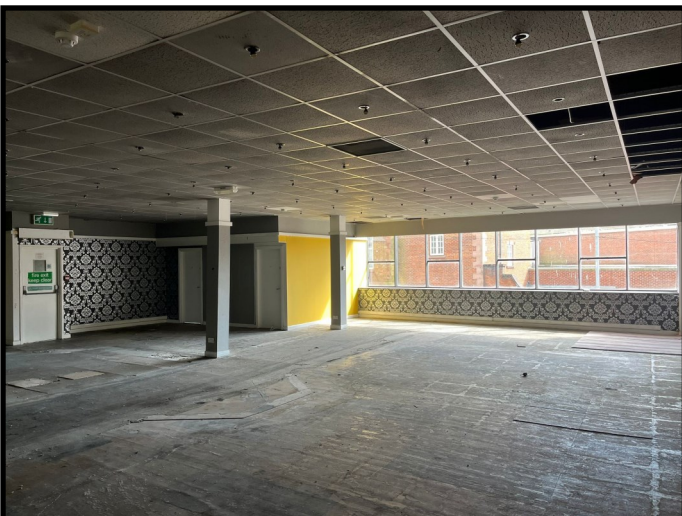
Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:-

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### Details prepared

July 2024



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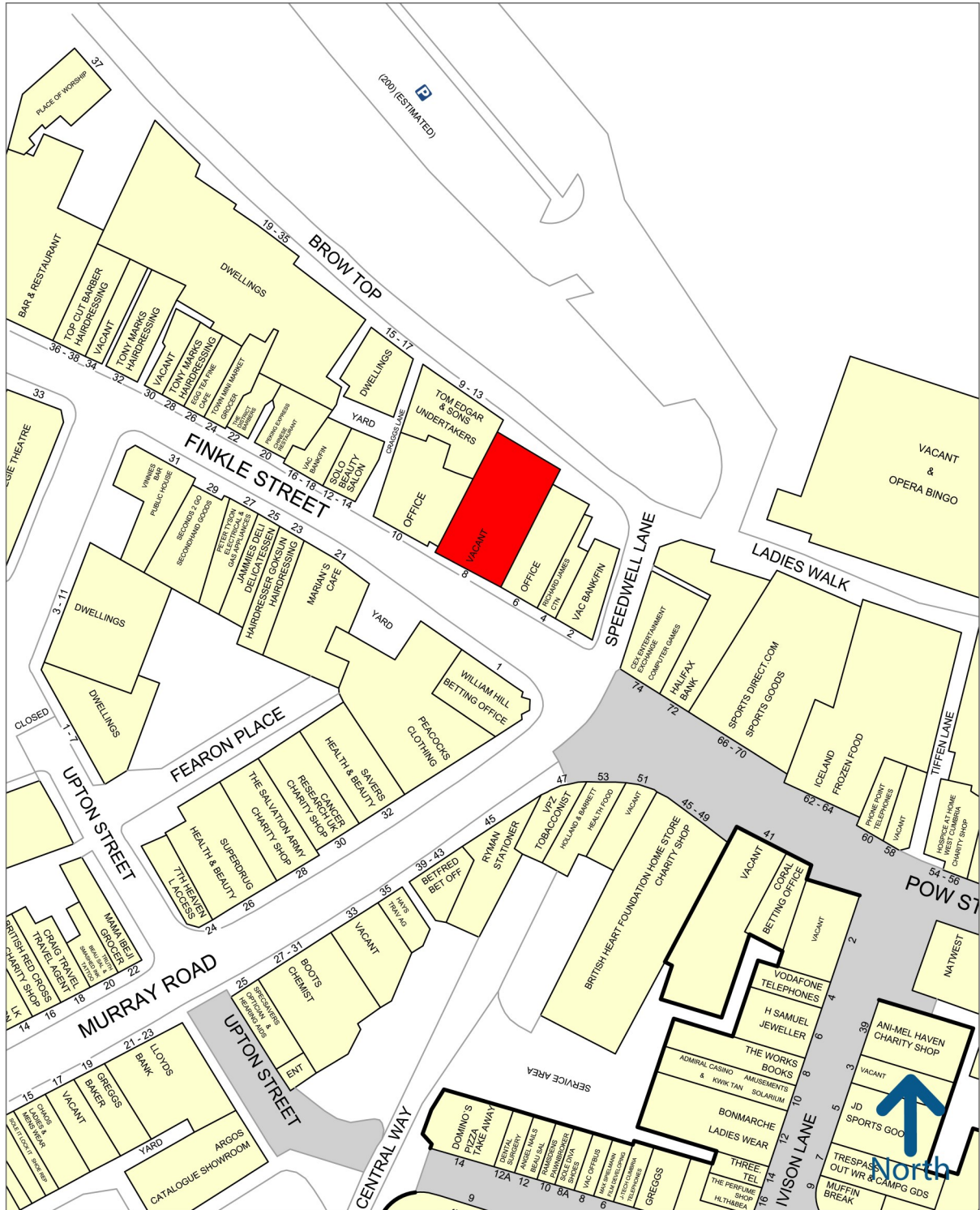
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Workington



50 metres



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