

7632/BB

# WORKINGTON

## 24-26 FISHER STREET

# FOR SALE

**\*\*\*MIXED COMMERCIAL & RESIDENTIAL\*\*\***  
**FREEHOLD OPPORTUNITY**

**\*\*\*GROUND FLOOR SUITABLE FOR VARIOUS USES\*\*\***

**\*\*\*NO VAT PAYABLE\*\*\***



## SALE PRICE REDUCED: £130,000

## 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.

24-60 Fisher Street is positioned close to the centre of Workington and is prominently positioned on the corner of Fisher Street and North Watt Street. Surrounding buildings are mainly residential homes. Permit holder and disc zone parking is available immediately outside.

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

## DESCRIPTION

A three storey end of terrace corner building under recently renewed pitched slate roof coverings comprising; ground floor retail and upper floor residential accommodation currently laid out as a 4 bedroom flat with bathroom, kitchen, living and dining areas. In addition a car garage to the rear provides dedicated parking. Further storage accommodation is provided above the garage area.

## ACCOMMODATION/AREAS

### COMMERCIAL

Net Sales Area	1,170 sq ft (108.70 sq m)
Store	75 sq ft ( 6.94 sq m)
Basement	268 sq ft ( 24.9 sq m)

### RESIDENTIAL

First Floor Flat	1,186 sq ft (110.18 sq m)
Second Floor Flat	478 sq ft ( 44.41 sq m)
Garage	160 sq ft ( 14.87 sq m)

## SERVICES

Main water, electricity, gas and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served from a gas fired central heating system.

## SALE PRICE

The property is available at a reduced sale price of **£130,000** for the freehold with vacant possession.

## VAT

We are advised that the property is currently not VAT elected, and therefore **VAT is not payable on the sale price.**

## RATING VALUE

The Valuation Office Agency website describes the whole of the property as Shop and premises with a 2023 List Rateable Value of £5,600. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £. 100% Business Rates Relief will be attainable for qualifying occupiers.

## COUNCIL TAX

The first floor residential flat has a Council Tax band of A.

## ENERGY PERFORMANCE CERTIFICATE

We understand that the property does not currently have an Energy Performance Asset rating, one is being commissioned and will be made available shortly.

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.

## VIEWINGS

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

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**Details amended: January 2025**



