

7215/BB

## WORKINGTON

16-18 FINKLE STREET, CA14 2BB

## TO LET

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

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



### 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 100,000.

Finkle Street is a good secondary trading location positioned close to the main pedestrianised shopping area of Pow Street. In addition the Washington Square shopping centre development lies a few minutes walk away.

### DESCRIPTION

A two storey mid terraced building under a pitched slate roof. The property benefits from double window frontage onto Finkle Street and DDA accessibility.

Internally, the ground floor provides an open plan sales space with steps down to the rear office/stores. Storage, kitchen and WC accommodation can be found on the first floor, accessed by an integral staircase from the sales area.

The property would be suitable for a variety of uses such as salon, showroom, retail or hot food takeaway.

### ACCOMMODATION

Ground Floor	678 sq ft	(63.04 sq m)
First Floor	246 sq ft	(22.91 sq m)
<b>Total</b>	<b>925 sq ft</b>	<b>(85.95 sq m)</b>

### SERVICES

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

### RATEABLE VALUE

The Valuation Office Agency describes the property as a Shop and Premises with a 2023 List Rateable Value of £7,800. The Small Business Non-domestic multiplier for the 2024/25 rate year is 49.9p in the £.

### TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£10,000 per annum exclusive**.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of D - 87

### COSTS

Each party will bear their own legal and professional costs incurred. Subject to covenant strength, a rental deposit may be required.

### VAT

We understand the property is not elected for VAT. And therefore VAT will not be payable on the rent.

### VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact

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**Details Amended**  
November 2024



50 metres



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Created By: Carigiet Cowen

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