

WORKINGTON
FORMER CBS BRANCH, CUMBRIA HOUSE
MURRAY ROAD & NEW OXFORD STREET
CA14 2AD
TO LET



***** NET INTERNAL AREA: 2,605 sq ft *****

***** VAT FREE *****

LOCATION

Workington is a coastal town situated in west Cumbria with a resident population of approximately 25,000, but draws on a wider catchment incorporating surrounding towns and villages, such as Seaton, Maryport and High Harrington. Workington is the dominant retail centre for west Cumbria and is situated approximately 7 miles north of Whitehaven, 23 miles south west of Carlisle and 10 miles west of Cockermouth. The subject property is situated on the corner on Murray Road and New Oxford Street on the edge of the central retailing area, close to Murray Road's retail, in a prominent position parade and the Washington Square Shopping Centre. The town's bus station sits immediately opposite and JD Wetherspoon is adjacent.

For identification purposes only the property is shown coloured red on the attached plan overleaf.

DESCRIPTION

A two storey corner building which until recently has been an operational Hub office retained by Cumberland Building Society. This is now vacant and suitable for new occupation, for a range of commercial uses. Internally, the accommodation provides a largely open plan space with offices at ground floor level. With further office space, stores, WC's and kitchen to the first floor. The space benefits from extensive window display frontages and dual accesses.

ACCOMMODATION / AREAS

Ground Floor Sales Area, Offices & Stores	127.20 sq m	(1,369 sq ft)
First Floor Offices, Kitchen & Stores	114.80 sq m	(1,236 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has the following Energy Performance Asset Rating - E-120

TERMS

Available **TO LET** on a new lease, for a term of years to be agreed, at a rent in the region of **£17,500 per annum**

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop & Premises - RV £14,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

COSTS

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

VAT

We are advised that the property is not VAT elected, and therefore VAT is not payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information please contact:-

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Details prepared January 2025

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Ground Floor



First Floor





50 metres

Experian Goad Plan Created: 28/01/2025
Created By: Carigiet Cowen