

7453/BB

## WORKINGTON

2-4 WILSON STREET

## TO LET

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

\*\*\* GROUND FLOOR UNIT \*\*\*

\*\*\* PROMINENT BUILDING \*\*\*



### LOCATION

Workington is one of the main commercial centres in West Cumbria, located approximately 35 miles south west of Carlisle and some 40 miles west of Junction 40 of the M6 Motorway at Penrith. Wilson Street lies on the junction with Washington Street, one of the busiest arterial routes through Workington town centre. The subject property is shown shaded red on the attached plan overleaf.

### DESCRIPTION

Positioned on the corner of Wilson Street and Washington Street, the three storey building provides a ground floor commercial unit.

The ground floor accommodation, formerly owner occupied, is suitable for a range of commercial uses.

### ACCOMMODATION

#### Ground Floor

Commercial Unit 65.63 sq m (706 sq ft)

### SERVICES

We understand the property benefits from mains gas, water, electricity and drainage. Meters are installed to the basement area.

### RATEABLE VALUE

The Valuation Office Agency website describes the ground floor as Shop and premises with a 2023 List Rateable Value of £8,700. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

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

### TERMS

The property is available **TO LET** by way of a new lease, at a rent of **£1,000 per month**.

### ENERGY PERFORMANCE CERTIFICATE

EPC's for the commercial parts have been commissioned and will be made available shortly.

### COSTS

Each party will be responsible for their own legal and professional costs incurred.

### VAT

We understand the property is not elected for VAT and therefore no VAT will be payable on the rent.

### VIEWINGS

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

Ben Blain

Tel: 01228635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

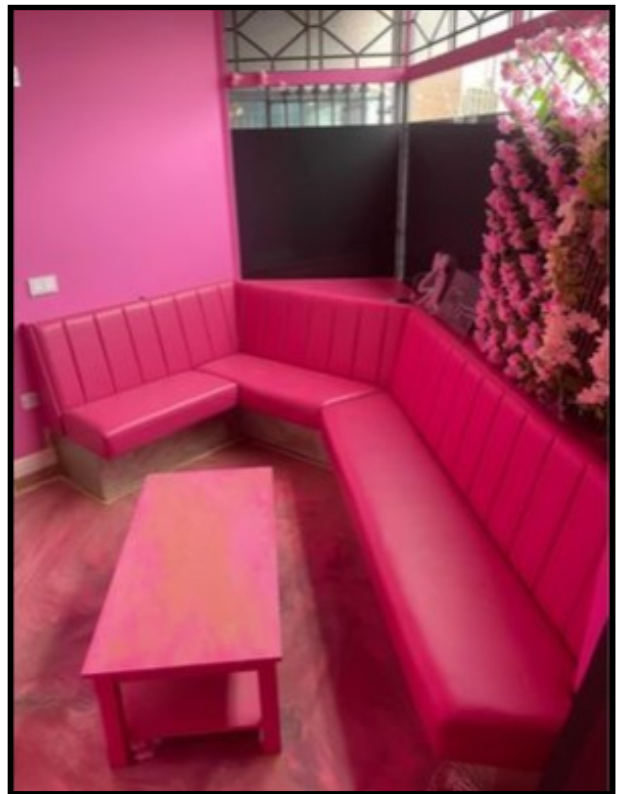
Amelia Harrison

Tel: 01228 635007

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

### Details Prepared

September 2024



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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:

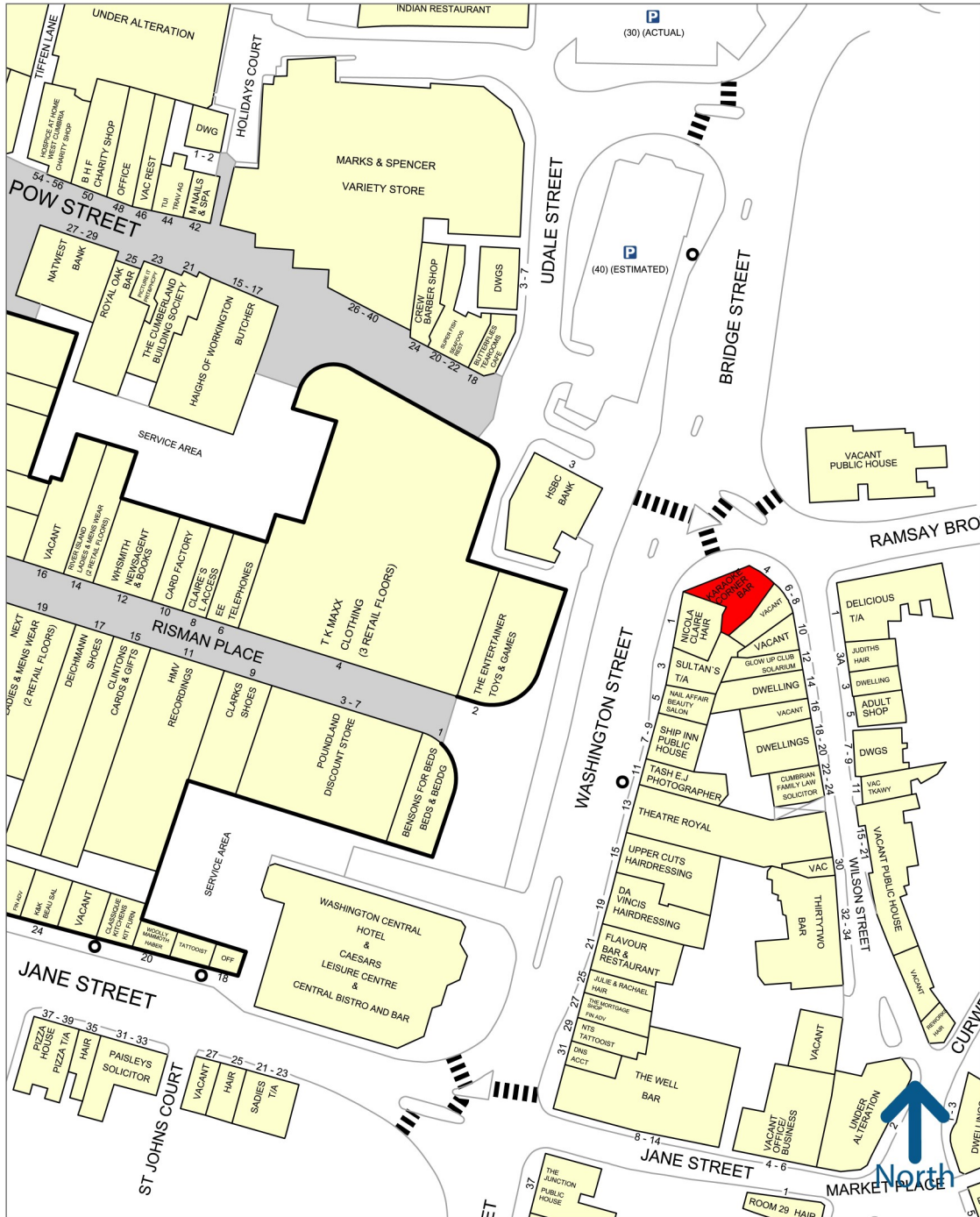
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Workington



Experian Goad Plan Created: 17/09/2024  
Created By: Carigiet Cowen



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