

7591/BB

WORKINGTON

54-56 POW STREET

TO LET

**** PRIME CORNER UNIT ****

**** SUITABLE FOR VARIOUS USES ****

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 Pow Street, the popular, busy pedestrianised area of Workington's Town Centre where there are national, regional and local retailers and a good mix of cafes and restaurants. The area is adjacent to the Washington Square Shopping Centre.

For identification purposes the property is highlighted in red overleaf.

DESCRIPTION

The property comprises a two storey corner unit laid out to ground floor sales with ancillary staff and storage accommodation. The first floor has previously been utilised as storage.

ACCOMMODATION

Ground Floor Sales	93.33 sq m	(1,005 sq ft)
Ground Floor Ancillary	10.16 sq m	(109 sq ft)
First Floor Sales/Stock	116.06 sq m	(1,249 sq ft)

SERVICES

Mains supplies of water, electricity and a connection to the public sewer are laid on.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £29,250. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

TERMS

The premises are available **TO LET** by way of a new lease for a term of years to be agreed at a rent in the region of **£13,750 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

COSTS

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

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

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

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Details Prepared:

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Experian Goad Plan Created: 08/08/2024
Created By: Carigiet Cowen

50 metres

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