

FOR SALE

**Carigiet
Cowen**

FORMER BEECHWOOD PRACTICE

57 JOHN STREET, WORKINGTON, CUMBRIA, CA14 3FT



WORKINGTON TOWN CENTRE

SALE PRICE £195,000

* POTENTIAL FOR REDEVELOPMENT TO RESIDENTIAL *

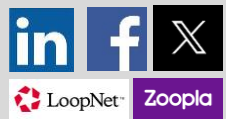
* DEDICATED CAR PARKING *

* NO VAT PAYABLE *



01228 544733

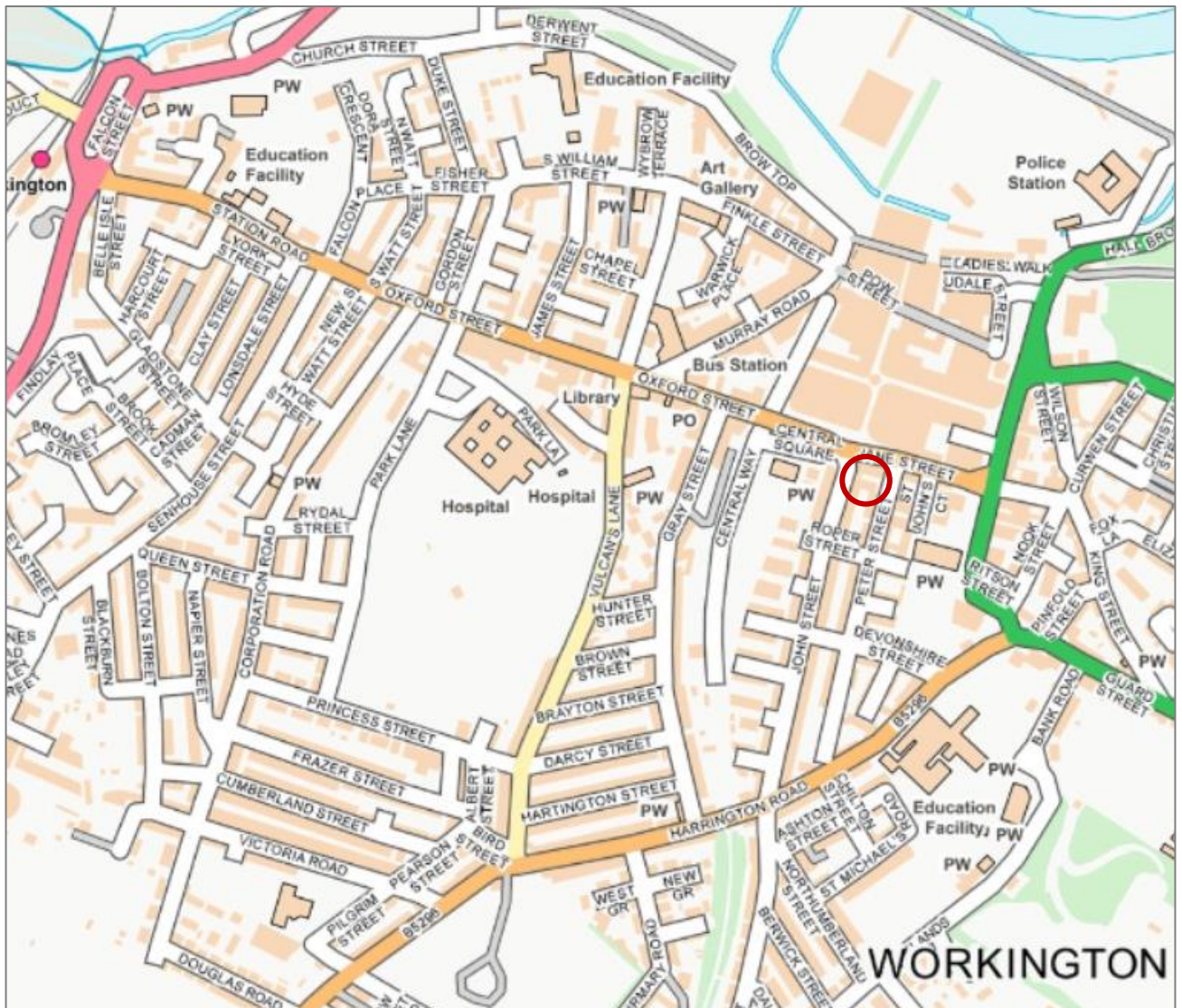
www.carigietcowen.co.uk



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 John Street within the town centre and close to the Washington Square Shopping Centre. Surrounding occupiers include a car wash, a coffee shop/wine bar, a couple of mini mart corner shops and a large number of residential houses. The town's bus station is situated close by on Murray Road.



DESCRIPTION

The property comprises a pair of mid-terrace, three-storey buildings, traditionally constructed in stone with sliding sash windows and under pitched slate roof coverings. Internally, the buildings have been amalgamated in to one former surgery premises and the space offers multiple rooms on each floor. Additional amenities include a staff kitchen and several WCs across all levels. To the rear, a single-storey extension presents potential for conversion into a small workshop, storage area, or office space. Additionally, there are four car parking spaces to the rear.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	189.00	2,034
First Floor	76.06	819
Second Floor	44.79	482
WC		
Total	352.42	3,794

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Surgery and premises with a 2023 List Rateable Value of £24,000. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-113.



FORMER BEECHWOOD PRACTICE
57 JOHN STREET, WORKINGTON
CUMBRIA, CA14 3FT

Carigiet Cowen

SALE PRICE - BEST & FINAL OFFERS INVITED

BEST & FINAL OFFERS to be received by Friday 29th August 2025

Complete and return the best & final offers form to this office by the above date.

Return to Carlisle@carigietcowen.co.uk

The freehold property is available FOR SALE with vacant possession at **£195,000**

The building will be sold as seen.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Interested parties requesting additional certification, surveys or planning permission will be required to obtain these at their own costs.

VAT

No VAT is payable on the sale price.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Amended: August 2025 7855/BB



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 or 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.

**FORMER BEECHWOOD PRACTICE
57 JOHN STREET, WORKINGTON CUMBRIA CA14 3FT
BEST AND FINAL OFFERS TO BE RECEIVED BY FRIDAY 29TH AUGUST 2025**

I/We _____ (Name and address in
of _____ capital letters please)

Telephone: _____

wish to offer the sum of £ _____
(In figures and words please) _____

for the property known as **Former Beechwood Practice, 57 John Street, Workington CA14 3FT**

**TO ALLOW THIS OFFER TO BE CONSIDERED FULLY PLEASE SUPPLY THE
FOLLOWING INFORMATION**

Please state your Finance source. _____

If cash, provide proof of funds (bank statement) _____

Have you provisionally arranged finance? _____

Is the offer dependent upon the sale of
another property? _____

If yes, what is its address? _____

If yes, is it on the market? _____
Please give Agent's address and telephone
number _____

Your Solicitor's name and address _____

Signed: _____ Dated: _____

Please complete and return to
Carigiet Cowen, Suite 2 Telford House, Riverside, Warwick Road, Carlisle CA1 2BT
Or email carlisle@carigietcowen.co.uk **by Friday 29th August 2025**