

TO LET

Various Uses – Subject to Planning

**Carigiet
Cowen**

31 WASHINGTON STREET, WORKINGTON, CA14 3AW



PROMINENT RETAIL UNIT

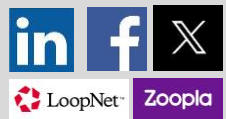
* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *

* NO VAT PAYABLE *



01228 544733

www.carigietcowen.co.uk



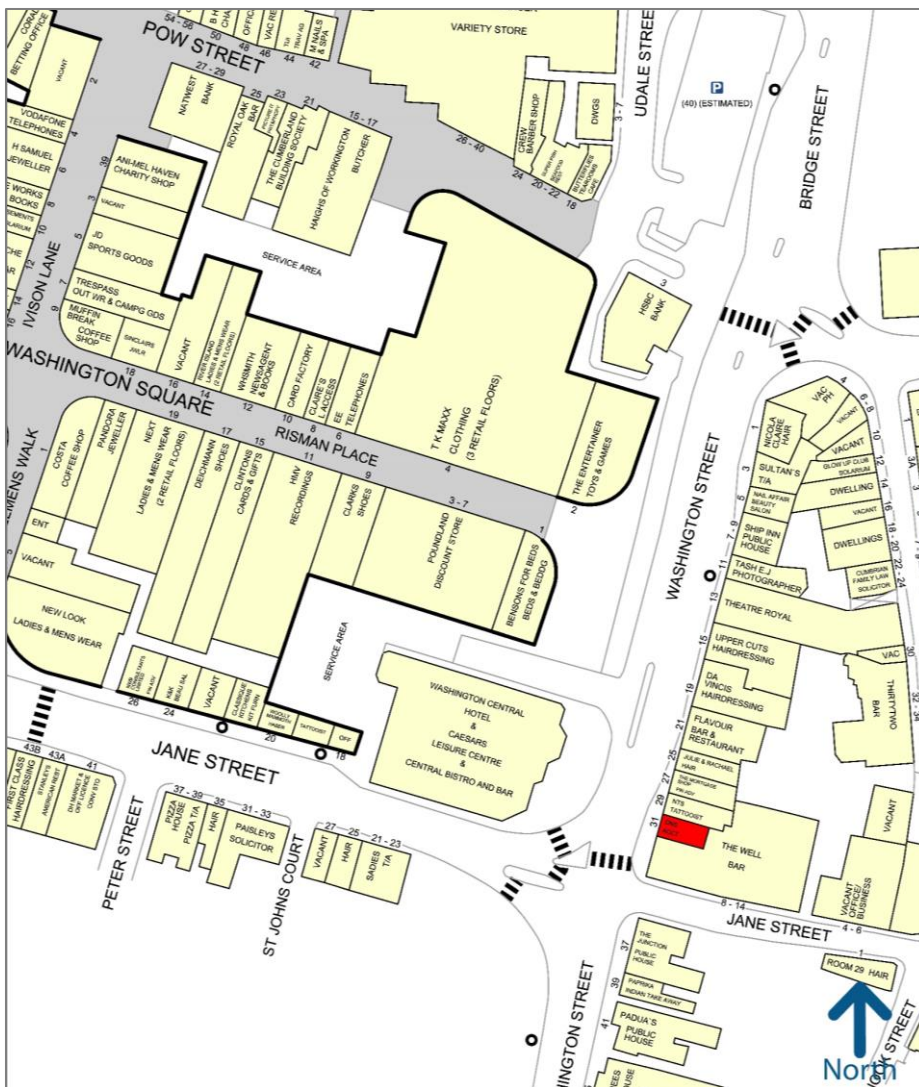
LOCATION

Workington is the main catchment town for West Cumbria with convenient transport links to the city of Carlisle, approximately 30 miles north and the town of Whitehaven, approximately 5 miles south. The Lake District towns of Keswick, Windermere and Ambleside are less than one hour's drive east. 41 Washington Street is positioned in the centre of Workington and is prominently located on a busy arterial route. Surrounding buildings are a mix of commercial and residential. Permit holder and disc zone parking is available nearby.

Nearby operators include TK Maxx, The Entertainer, The Royal British Legion Club, Marks & Spencer, Haighs Butchers, and a number of private independent operators for various commercial uses. Various bars and pubs are positioned close by on Market Place, which effectively wraps around the back of Washington Street

DESCRIPTION

31 Washington Street is a two-storey mid-terraced building with a pebble dash rendered finish under a pitched slate roof. The unit benefits from prominent window frontage onto Washington Street. Internally, the ground floor presents an open-plan rectangular sales area. The first floor comprises an office space, WC and storage. A small basement area provides additional storage.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	19.25	207
First Floor	13.79	148
Basement	6.94	75
Total	39.98	430

SERVICES

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

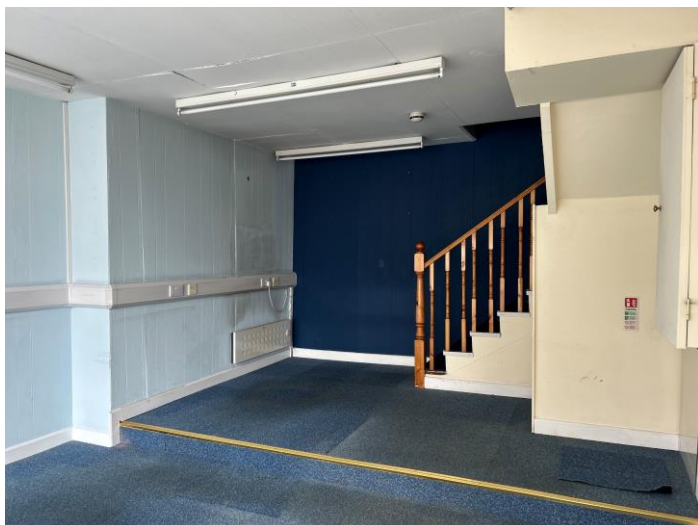
RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £3,050. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

ENERGY PERFORMANCE CERTIFICATE

31 Washington Street holds an Energy Performance Asset Rating of D-92.



LEASE TERMS AND RENT

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 £7,500 per annum exclusive.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the rent.

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



Details: June 2025

7845/BB