

**RARE & EXCITING  
FREEHOLD BUSINESS OPPORTUNITY  
FOR SALE**



**CUMBRIA AQUAPETS  
24/26 FISHER STREET  
WORKINGTON  
CUMBRIA**

**GROUND FLOOR RETAIL UNIT &  
FOUR BEDROOM RESIDENTIAL PROPERTY**

**OFFERS IN THE REGION OF  
£215,000  
FOR THE FREEHOLD & ESTABLISHED BUSINESS**

## 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 well within less than one hour's drive.

Cumbria Aquapets is positioned close to the centre of Workington and is prominently positioned on the corner of Fisher Street and North Watt Street. For identification purposes only, the location of the property is shown shaded red overleaf.

## DESCRIPTION

A three storey end of terrace building under pitched slate roof coverings comprising ground floor retail and upper floor residential accommodation currently laid out as a 4 bedroom flat with bathroom, kitchen, living and dining areas. In addition a garage to the rear provides parking for a car or van. There is also roadside car parking to both elevations.

## ACCOMMODATION/AREAS

Net sales Area	1,170 sq ft	(108.70 sq m)
Garage	160 sq ft	( 14.87 sq m)
Store	75 sq ft	( 6.94 sqm)
Basement	268 sq ft	( 24.9 sq m)

First Floor	1,186 sq ft	(110.18 sq m)
Second Floor	478 sq ft	( 44.41 sq m)

## SERVICES

Main water, electricity, gas and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served from a gas fired central heating system.

## RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of 4 £5,600. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

*Qualifying occupiers will be entitled to 100% Business Rates Relief - therefore no rates payable*

The residential element of the building lies within Council Tax Band A

## THE BUSINESS

Cumbria Aquapets has operated from Fisher Street since 1988, however the specialist business was formally established in Workington at another location from the earlier date of 1976, meaning it has ran from the town for 42 years. The business currently specialises in the sale of tropical fish and cold water pond fish, as well as retailing in a variety of aquarium supplies and products.

The business boasts successful turnover and net profits for the recent years and full details can be made available to genuinely interested parties following viewing and by contacting the agent directly.

Cumbria Aquapets has an extremely good reputation and this is evidenced by receiving a high number of 5 star reviews on social media sites. The business has a lot of potential for the right purchaser and the opportunity to build on the extremely reputable business even further. The current levels of turnover could easily be increased by extending the current number of opening days during the week and offering sales of alternative animals including reptiles.

## SALE PRICE

Offers in the region of **£215,000** are invited for the freehold interest. The sale price will include: -

- Fixtures & Fittings associated with the business including fish tanks
- Goodwill associated with the business
- Necessary licenses for operation
- Stock at cost value on the date of sale completion

Further details are available by contacting the agent directly.

Messrs Carigiet Cowen 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 Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

## ENERGY PERFORMANCE CERTIFICATE

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

## VAT

All figures quoted are exclusive of VAT which we understand will be charged in addition where applicable at the appropriate rate.

## COSTS

Each party will bear their own legal costs incurred in the transaction.

## VIEWINGS

Strictly by appointment through the sole agent, Carigiet Cowen.

For further information, please contact Ben Blain

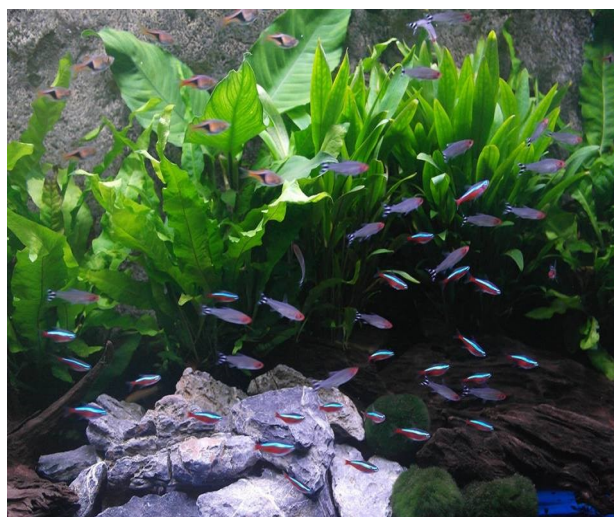
Tel: 01228 635002

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

## Details amended:

April 2023

Regulated by RICS



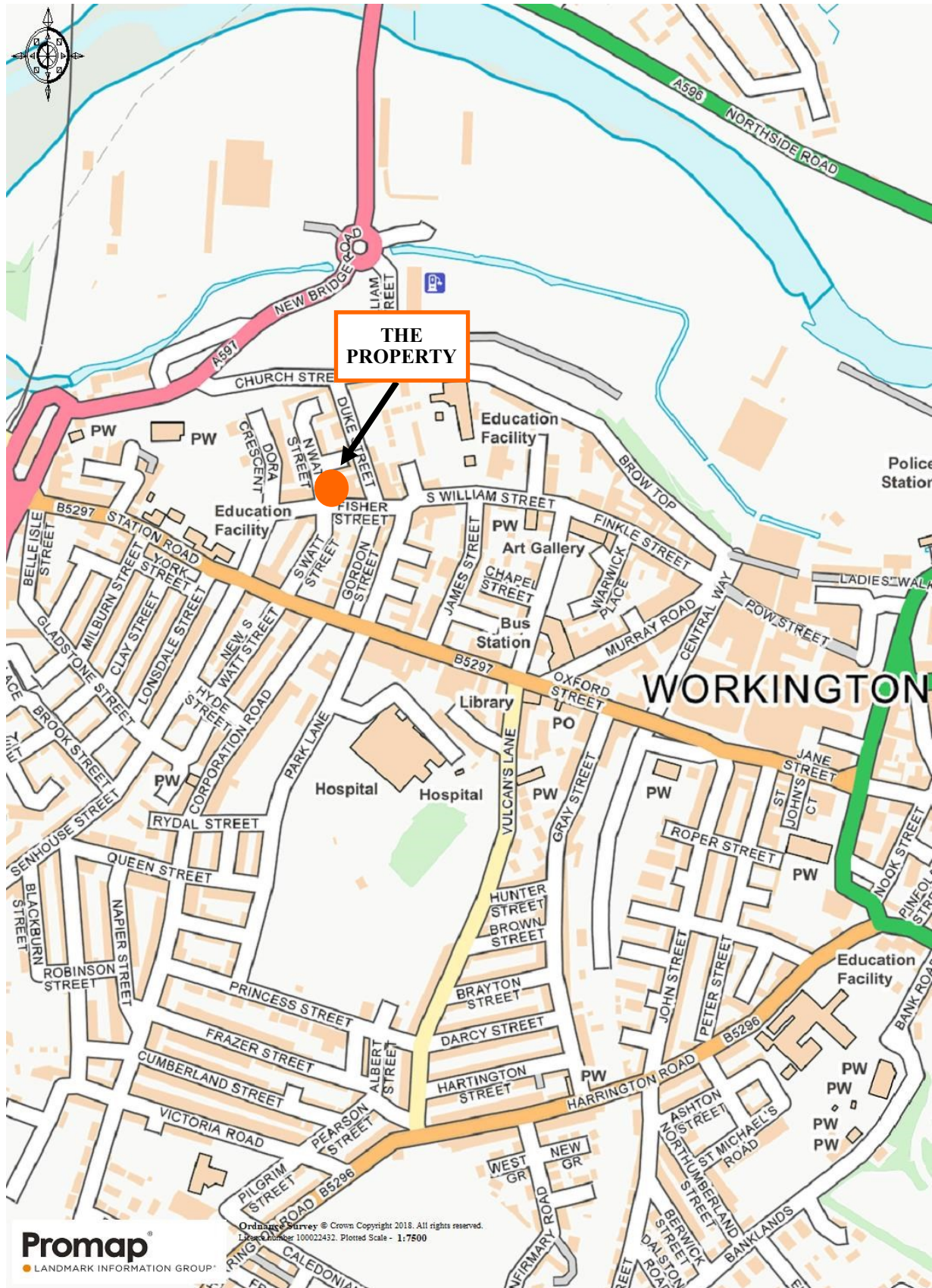
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