

# FOR SALE – FULLY LET MIXED INVESTMENT

CUMBRIA HOUSE, MURRAY ROAD & NEW OXFORD STREET  
WORKINGTON CA14 2AD

# Carigiet Cowen



\* VAT FREE \*

\* PROMINENT CORNER LOCATION \*

\* FULLY OCCUPIED BUILDING \*

\* £51,214 PER ANNUM \*



01228 544733

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)





## DESCRIPTION

Cumbria House is a two storey corner building let to four separate occupiers, and is fully let. To the rear is an enclosed car park of 6 no. spaces. The construction is concrete frame with brick infill walls rendered externally under a flat assumed mineralised felt covered roof. The building is divided into four self-contained occupations, two fronting Murray Road, and two accessed from New Oxford Street. The accommodation is arranged over ground and first floors.

Age UK Carlisle and Eden leases the whole of the former building society branch unit fronting Murray Road with the charity occupying the ground-floor, and sub-letting the first floor to Cumbrian Gateway. Images Hair Salon occupies an adjacent ground-floor retail unit. Groundwork North East occupies the ground-floor office premises with frontage and access from New Oxford Street. Cumbria Gateway occupies first-floor offices accessed from a New Oxford Street entrance; this occupier has now reinstated a separate former opening between these offices and those first-floor offices above Age UK.



## ACCOMMODATION

Floor	Sq m	Sq ft
<b>Ground Floor Retail Unit (Images Hair Salon)</b>		
Sales and Stores	76.37	( 822)
<b>Ground Floor Offices (Groundwork)</b>		
Offices, Kitchen and Stores	164.90	(1,775)
<b>Ground Floor Retail Unit (Age UK)</b>		
Sales Area, Offices and Stores	127.20	(1,369)
<b>First Floor Offices (Cumbria Gateway)</b>		
Offices, Stores and Kitchen	114.80	(1,236)
<b>First Floor Offices (Cumbria Gateway)</b>		
Offices, Stores and Kitchen	198.40	(2,135)
<b>Total</b>	<b>681.67</b>	<b>(7,337)</b>

## SERVICES

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



## RATEABLE VALUES

The Valuation Office Agency website identifies the 2023 Rateable Values for the property as follows:-

- Ground Floor Offices, New Oxford Street: Offices and Premises – RV £10,500
- Ground Floor Retail Unit, Murray Road,: Shop and Premises – RV £10,000
- First Floor Offices, New Oxford Street: Offices and Premises – RV £13,250
- Cumbria House, Ground & First Floor, Murray Road: Shop and Premises – RV £14,000

The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of E (120).

## TENANCY SCHEDULE

GF Retail Unit – Images (Workington) Ltd

5 years wef 1 June 2022; reversionary lease agreed extending lease term to 31 May 2032; Rent £7,800 pax rising to £8,400 pax wef 1 June 2027; IRI; Break 1 June 2030

GF Offices – Groundwork North East

7 years wef 31 March 2021; expiry 30 March 2028; Rent £15,914 pax; IRI

GF & FF Retail Unit – Age UK Carlisle and Eden

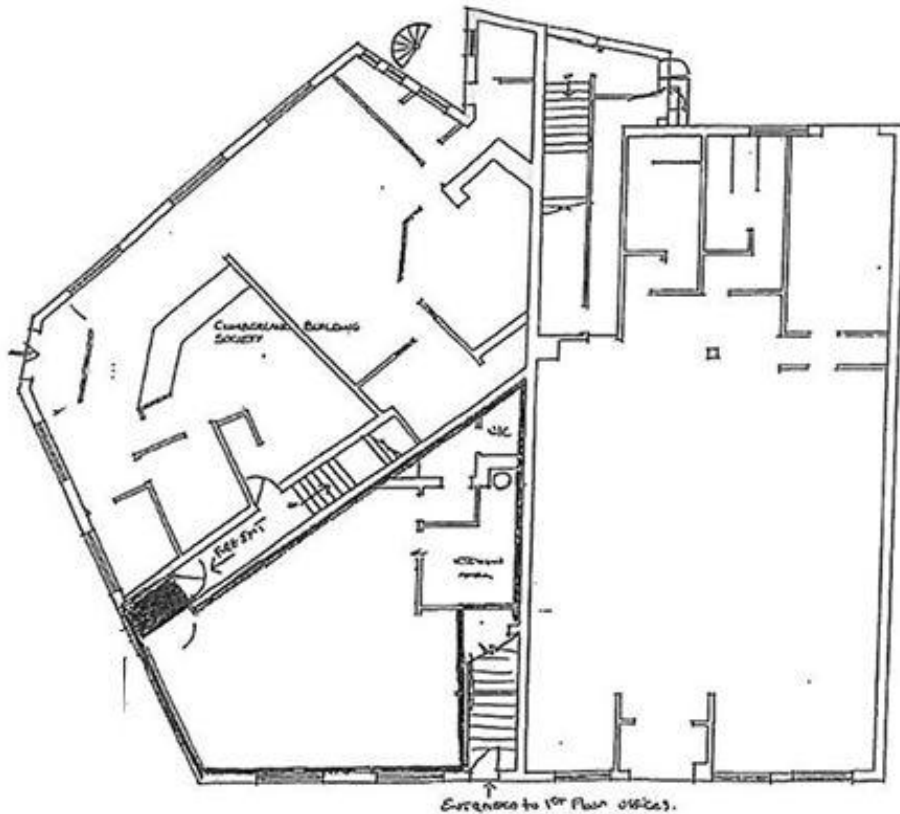
5 years wef 28 May 2025; expiry 27 May 2030; Rent £17,500 pax; IRI subject to a Schedule of Condition; Break 28 May 2028; FF subject to a Licence to Occupy granted to Cumbria Gateway.

FF Offices – Cumbria Gateway

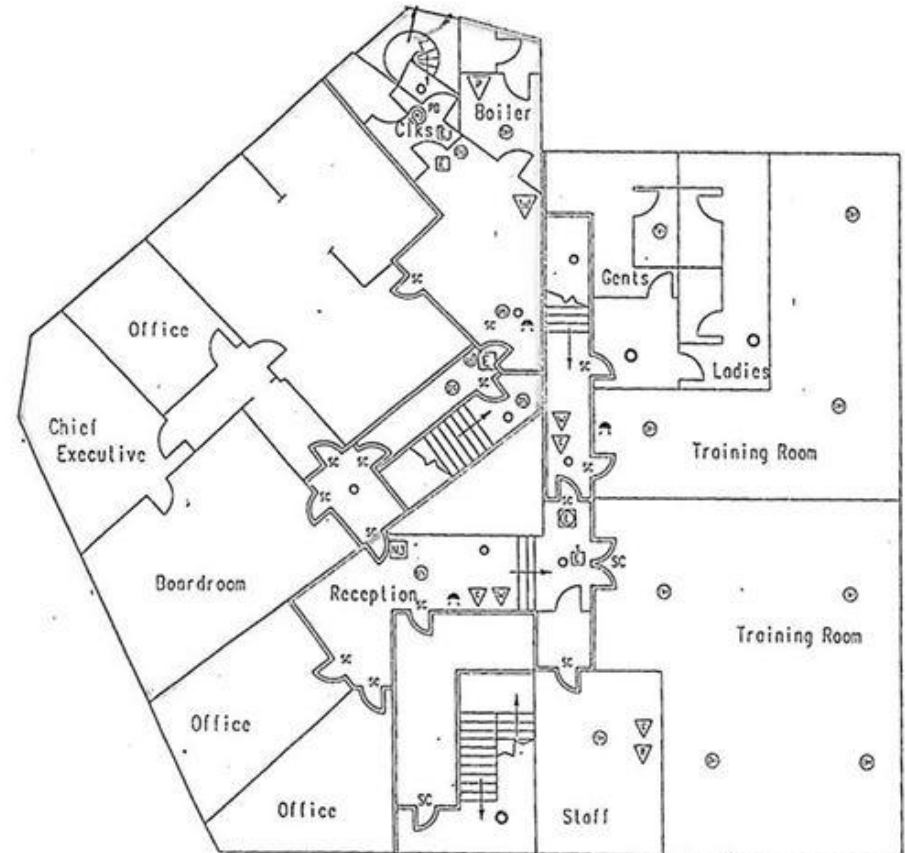
5 years wef 11 January 2024; expiry 10 January 2029; Rent £10,000 pax; IRI subject to a Schedule of Condition; Break 10 January 2027



**GROUND FLOOR**



**FIRST FLOOR**



# INVESTMENT FOR SALE

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## SALE PRICE

**£450,000** for the freehold investment.

## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

## VAT

We are advised that the property is not VAT elected, and therefore no VAT is payable on the sale price.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, including copies of the occupational leases, please contact:

Ben Blain

Tel: 01228 635002

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)

**Amended:** September 2025

7719/BB



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