

# FOR SALE

Various Uses- Subject to Planning

Carigiet  
Cowen

29 FINKLE STREET, WORKINGTON, CA14 2BE



**SALE PRICE: £95,000**

- \* PROMINENT TOWN CENTRE LOCATION \*
- \* SUITABLE FOR VARIOUS COMMERCIAL USES \*
- \* CONVENIENT GARAGE / STORE WITH ROLLER SHUTTER \*
- \* NO VAT PAYABLE / 100% BUSINESS RATES RELIEF \*



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## DESCRIPTION

29 Finkle Street is a single storey building providing a mostly rectangular shaped unit with large open plan sales space to the front, attached garage / store with roller shutter door and staff kitchen and wc facilities. In addition, an external yard is conveniently provided to the side and rear.

The building is accessible for loading and unloading with a vehicle.

Suitable for various retail and office uses, as well as a trade counter unit, and construction worker's workshop and store.

Floor	Sq m	Sq ft
<b>Total Net Area</b>	123.07	1,325
<b>Sales Area</b>	80.68	868
<b>Workshop</b>	35.27	380

## SERVICES

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

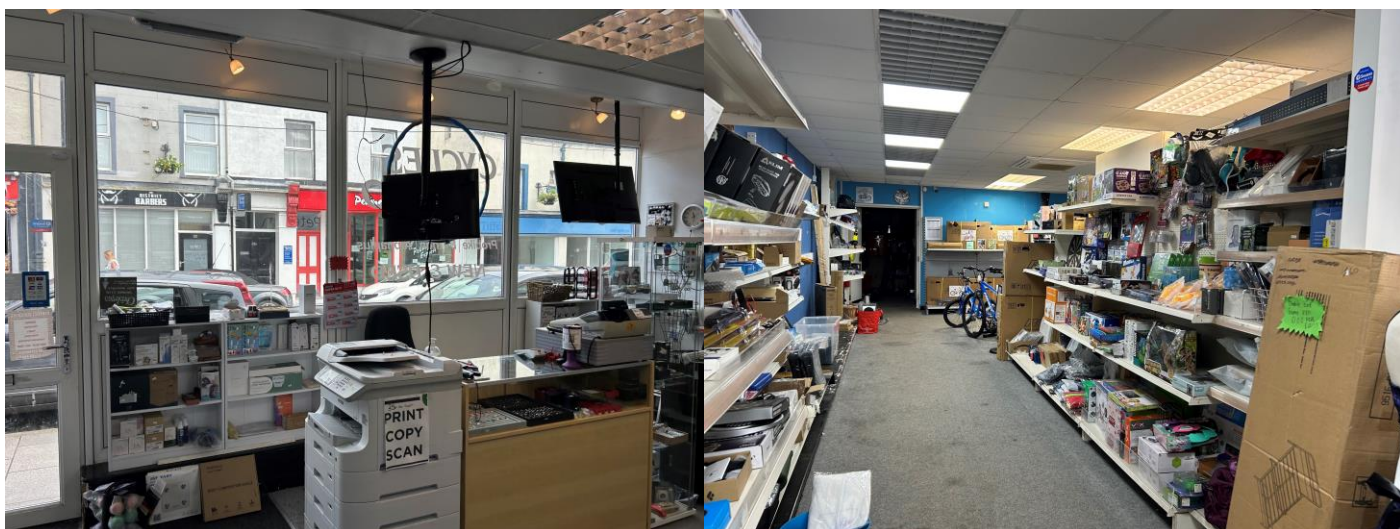
## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £10,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

**\*\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\*\* for qualifying occupiers**

## ENERGY PERFORMANCE CERTIFICATE

29 Finkle Street has an Energy Performance Asset Rating of D-100.



## SALE PRICE

The property is for sale with vacant possession at a quoting price of £95,000 for the freehold.

## COSTS

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

## VAT

No VAT is payable on the sale price.

## VIEWINGS

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

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