

# TO LET/FOR SALE

Various Uses – Subject to Planning

**Carigiet  
Cowen**

27 JANE STREET, WORKINGTON, CA14 3BS



**TO LET: £10,000 PER ANNUM**

**SALE PRICE: £100,000**

**\* PROMINENT CORNER BUILDING \***

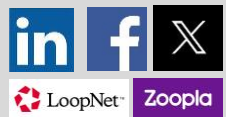
**\* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS \***

**\* SUITABLE FOR VARIOUS USES \***



01228 544733

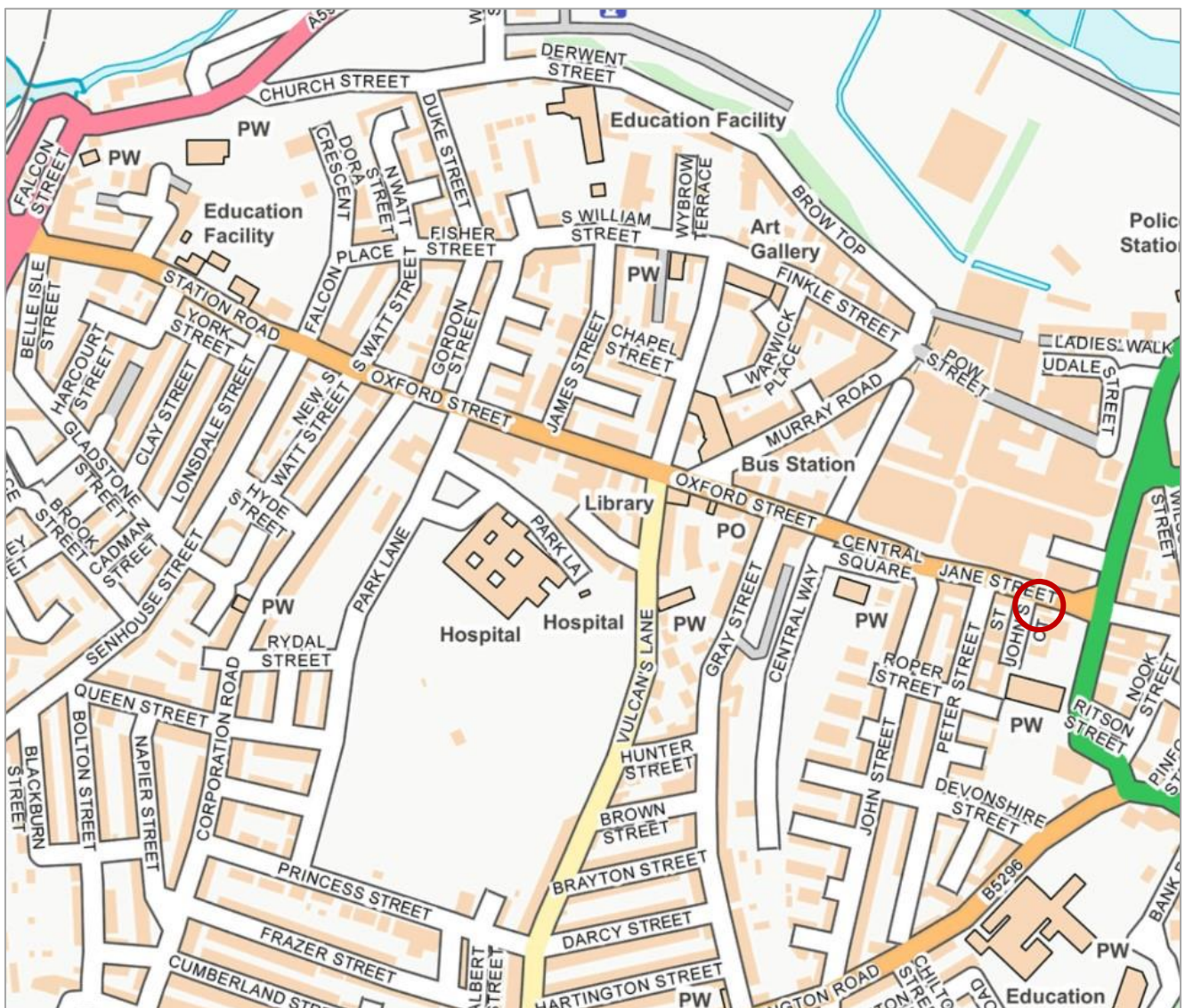
[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



## 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 on Jane Street, a prominent trading street, which intersects with Washington Street and is at the corner of the intersection with Nook Street and Market Place. The property is within the town centre and surrounding occupiers include Washington Hotel, The Royal British Legion, Paisleys Solicitors, Stanleys Steak House, and Sadies. The Washington Square Shopping Centre lies opposite, as well as the town's bus stops





## DESCRIPTION

27 Jane Street is a two-storey end-of-terrace property of traditional block construction with a painted finish to the front and side elevations under a pitched slate roof. The ground floor benefits from UPVC double-glazed glass frontage, and internally, an open-plan office area with a kitchenette, storage and WC to the first floor.

## ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	46.9	(505)
First Floor	41.7	(449)
<b>Total</b>	<b>88.6</b>	<b>(954)</b>

## 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 £3,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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## ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance Asset rating of D (76).



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## RENT AND LEASE TERMS

The property is available TO LET on a new lease for a term of years to be agreed at a rent of **£10,000 per annum exclusive**.

## SALE PRICE

The freehold property is available FOR SALE with vacant possession at a sale price of **£100,000 exclusive**. The building will be sold as seen.

## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. In the event of a letting, a rental deposit may be required, subject to covenant strength.

## VAT

No VAT is payable on the sale price or 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](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison

Tel: 01228 635007

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



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