

7453/BB

# WORKINGTON

2-4 WILSON STREET

## FOR SALE



**\*\*\* NO VAT PAYABLE \*\*\***

**\*\*\* PART LET INVESTMENT \*\*\***

**\*\*\* PROMINENT BUILDING \*\*\***

**SALE PRICE: £180,000**

## LOCATION

Workington is one of the main commercial centres in West Cumbria, located approximately 35 miles south west of Carlisle and some 40 miles west of Junction 40 of the M6 Motorway at Penrith. Wilson Street lies on the junction with Washington Street, one of the busiest arterial routes through Workington town centre. The subject property is shown shaded red on the attached plan overleaf.

## DESCRIPTION

Positioned on the corner of Wilson Street and Washington Street, the three storey building provides a ground floor commercial unit, first floor commercial studio, and second/third floor residential flat, currently tenanted.

The vacant ground floor accommodation, formerly owner occupied, is suitable for a range of commercial uses. In addition, the first floor space could be combined with the ground floor or let separately, due to separate accesses.

## ACCOMMODATION/AREAS

### Ground Floor

Commercial Unit 65.63 sq m (706 sq ft)

### First Floor

Former Salon 69.76 sq m (751 sq ft)

### Second and Third Floor

Residential 2 Bed Flat 100.15 sq m (1,078 sq ft)

## SERVICES

We understand the property benefits from mains gas, water, electricity and drainage. Meters are installed to the basement area.

## RATEABLE VALUE

The Valuation Office Agency indicates the building has the following 2023 List Rateable Values of:-

- Ground Floor: 2, Wilson Street — £8,700 (Karaoke Corner)
- First Floor: 4, Wilson Street — £5,300 (former Salon)

The national non-domestic rate in the £ for the 2023/2024 rate year is 49.9p.

For the residential flat, Council Tax band A is applicable.

## SALE PRICE

The property is available to purchase on a freehold basis at a sale price of **£180,000**.

## ENERGY PERFORMANCE CERTIFICATE

Enquiries indicate the residential flat has an Energy Performance Asset rating of E-48, expiring in 2026.

EPC's for the commercial parts have been commissioned and will be made available shortly.

## COSTS

Each party will be responsible for their own legal and professional costs incurred.

## VAT

We understand the property is not elected for VAT and therefore no VAT will be 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)

## Details Amended

May 2024

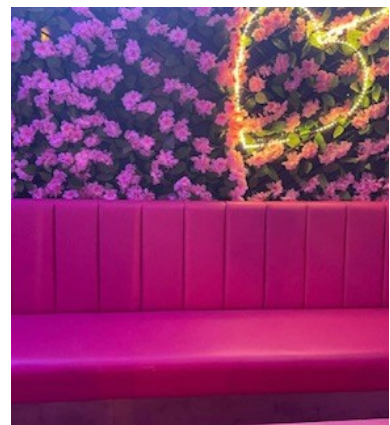
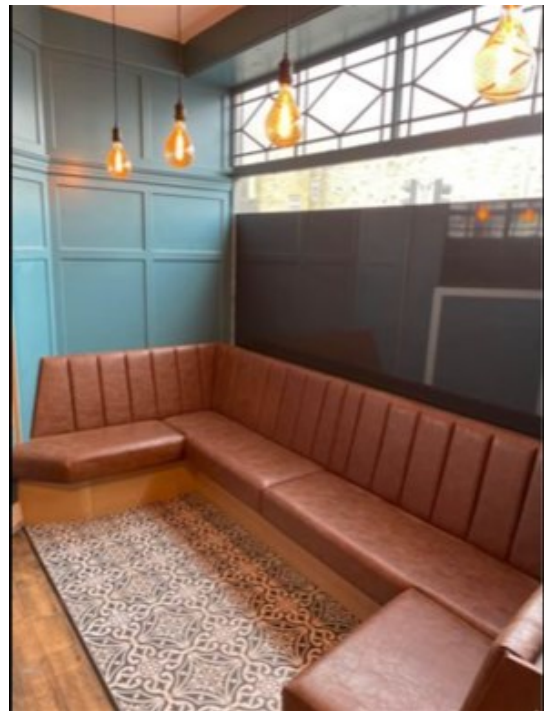
Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

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Experian Goad Plan Created: 18/01/2024

Created By: Carriquet Cowen

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