

FOR SALE

20 OXFORD STREET, WORKINGTON, CUMBRIA, CA14 2AJ

Carigiet Cowen



* PROMINENT TOWN CENTRE LOCATION *

* DEDICATED CAR PARKING *

* DDA ACCESSIBILITY *



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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 situated on the corner of Oxford Street and James Street, which is a very prominent position within Workington town centre. Surrounding occupiers include a range of commercial operators and a large number of residential houses. Workington bus station lies a short distance to the east, and the train station is around half a mile to the west.

The position is shown shaded red on the plan adjacent.

DESCRIPTION

20 Oxford Street is a detached, L-shaped, two-storey premises, with car park, traditionally built with brick and block under a pitched slate roof. The building is a former bank premises but latterly used as a surgery and benefits from accesses at the front, back and side.

Upon entry from the car park, the property opens into a reception/lobby area. Multiple rooms in various shapes and sizes are within the ground floor. Across the first and second floors are further multiple rooms. Additional amenities include a former staff kitchen on the first floor and several well-distributed WC facilities. A basement area provides additional storage space.

Externally, the generous fenced car park provides ample space for multiple vehicles.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	183.00	1,970
First Floor	138.28	1,488
Basement WC	24.96	269
Total	322.80	3,475

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Surgery and premises with a 2023 List Rateable Value of £25,750. 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 D-99.

USE

The building has most recently been operating as a surgery and practice. Conversion to some kind of residential including HMO, Air BnB and private dwellings would be possible, subject to conversion and planning permission being obtained from the local authority.



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SALE PRICE

The freehold property is for sale with vacant possession at a sale price of **£200,000**
The building will be sold as seen.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Interested parties requesting additional certification, surveys or planning permission will be required to obtain these at their own costs.

VAT

No VAT is payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.
For further information, or to arrange a viewing, please contact:

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