

FOR SALE

Carigiet
Cowen

RICHARD JAMES NEWSAGENTS
4 FINKLE STREET, WORKINGTON CA14 2AY



RARE LEASEHOLD BUSINESS OPPORTUNITY

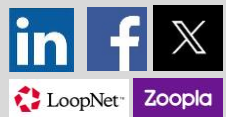
SALE PRICE: OFFERS IN THE REGION OF £65,000

SALE TO INCLUDE:
BUSINESS, STOCK, FIXTURES & FITTINGS,
TRADE NAME AND GOODWILL



01228 544733

www.carigietcowen.co.uk



LOCATION

Workington is the main catchment town for West Cumbria with convenient transport links to the city of Carlisle, approximately 30 miles north and the town of Whitehaven, approximately 5 miles south. The Lake District towns of Keswick, Windermere and Ambleside are less than one hour's drive west.

4 Finkle Street is positioned in the centre of Workington and lies prominently on the corner junction where Finkle Street merges with Pow Street, Murray Road and Speedwell Lane. Surrounding buildings include William Hill, VPZ, Iceland, Sports Direct and a range of Charity Shops. Permit holder and disc zone parking is available immediately outside.

For identification purposes only, the location is shown on the plan below.



DESCRIPTION

4 Finkle Street comprises a two-storey mid terraced building of traditional brick construction with a rendered finish under a pitched slate roof. The ground floor provides DDA access and window frontage onto Finkle Street and internally is a rectangular-shaped sales area. The first floor is basic storage, staff kitchen and WC. The second floor provides further basic stores.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	36.29	391
First Floor	31.88	343
Second Floor	10.72	115

THE BUSINESS – RICHARD JAMES NEWSAGENTS

The newsagent has been operating from the premises for over 30 years. The owner is looking to sell due to retirement. Full information on accounting info, staff, turnover and profits, can be made available via the agent.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

We understand that the property has an Energy Performance Asset rating of D-81.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £3,850. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

REDUCED SALE PRICE AND LEASE TERMS

Offers in the region of **£65,000** are invited for the sale of the business, stock, fixtures & fittings, trade name and goodwill. The passing rent is £12,500 per annum exclusive, on the existing lease expiring mid-2028. A new lease is directly available from the landlord, subject to the covenant strength and terms offered. Alternatively, an assignment or sublease of the whole would be considered.

COSTS

Each party will bear their own legal and professional costs incurred in the transaction. Subject to covenant strength of the purchaser and the new tenant/assignee, a rental deposit may be required to be lodged upon completion.

VAT

No VAT is payable on the sale price.

VIEWINGS

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

Ben Blain

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Amended: July 2025

7644/BB