

FOR SALE MIXED INVESTMENT

CUMBRIA HOUSE, MURRAY ROAD & NEW OXFORD STREET
WORKINGTON CA14 2AD

Carigiet
Cowen



* VAT FREE *

* PROMINENT CORNER LOCATION *

* FULLY OCCUPIED BUILDING *

* ANNUAL INCOME £51,214 PER ANNUM *



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www.carigietcowen.co.uk



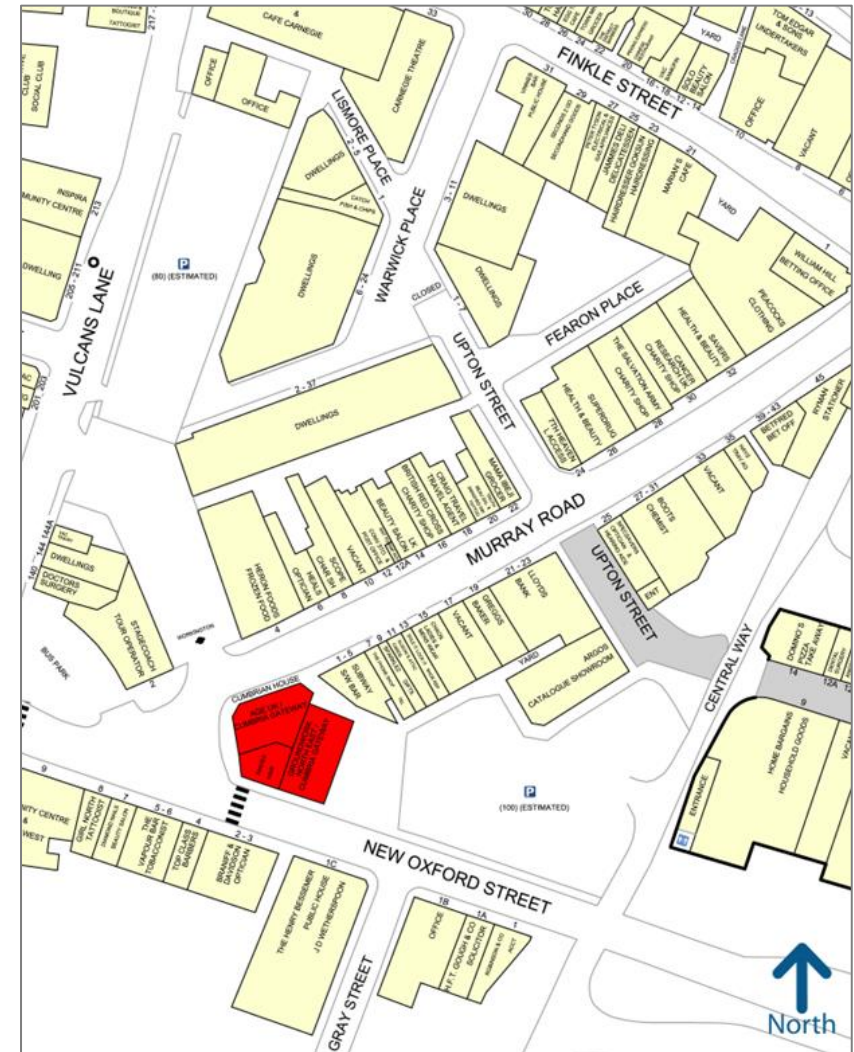
INVESTMENT HIGHLIGHTS

- Not VAT payable
- Prominent corner position
- Fully tenanted building
- Current annual income £51,214 per annum

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 Murray Road and New Oxford Street on the edge of the central retailing area, in a prominent position parade and the Washington Square Shopping Centre. The town's bus station sits immediately opposite, and JD Wetherspoon is adjacent. Other nearby operators include Heron Foods, Subway and Greggs.

For identification purposes only the property is shown coloured red on the attached plan.



DESCRIPTION

Cumbria House is a two storey corner building let to four separate occupiers, and is fully let. To the rear is an enclosed car park of 6 no. spaces. The construction is concrete frame with brick infill walls rendered externally under a flat assumed mineralised felt covered roof. The building is divided into four self-contained occupations, two fronting Murray Road, and two accessed from New Oxford Street. The accommodation is arranged over ground and first floors.

Internally Age UK Carlisle and Eden occupy the former building society branch unit at ground floor level, providing a largely open plan space with offices at ground floor level. Image Hair Salon is also located on the ground floor. Internally it is an open plan space with a WC and office to the rear. Groundworks North East and Cumbria are located on the ground floor with frontage and access from New Oxford St, the self contained space comprises offices, stores, kitchen and WC. Cumbria Gateway span above and are all first floor demise, fitted out and used as offices.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor Retail Unit (Images Hair Salon)		
Sales and Stores	76.37	(822)
Ground Floor Offices (Groundwork)		
Offices, Kitchen and Stores	164.90	(1,775)
Ground Floor Retail Unit (Age UK)		
Sales Area, Offices and Stores	127.20	(1,369)
First Floor Offices (Cumbria Gateway)		
Offices, Stores and Kitchen	198.40	(2,135)
Total	566.87	(6,101)

SERVICES

We understand mains water, gas, electricity and drainage are connected to the property. Tenants are on individual meters.

RATEABLE VALUES

The Valuation Office Agency website identifies the 2023 Rateable Values for the property as follows:-

- Ground Floor Offices, New Oxford Street: Offices and Premises – RV £10,500
- Ground Floor Retail Unit, Murray Road,: Shop and Premises – RV £10,000
- First Floor Offices, New Oxford Street: Offices and Premises – RV £13,250
- Cumbria House, Ground & First Floor, Murray Road: Shop and Premises – RV £14,000

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 E-120.

THE TENANTS

GF Retail Unit – Images (Workington)

5 years wef 1 June 2022; expiry 31 May 2027; Rent £7,800 pax; IRI

GF Offices – Groundwork North East

7 years wef 31 March 2021; expiry 30 March 2028; Rent £15,914 pax; IRI

GF & FF Retail Unit – Age UK Carlisle and Eden

5 years wef 1 April 2025; expiry 31 March 2030; Rent £17,500 pax; IRI subject to a Schedule of Condition; Break 1 April 2028

FF Offices – Cumbria Gateway

5 years wef 11 January 2024; expiry 10 January 2029; Rent £10,000 pax; IRI subject to a Schedule of Condition; Break 10 January 2027

SALE PRICE

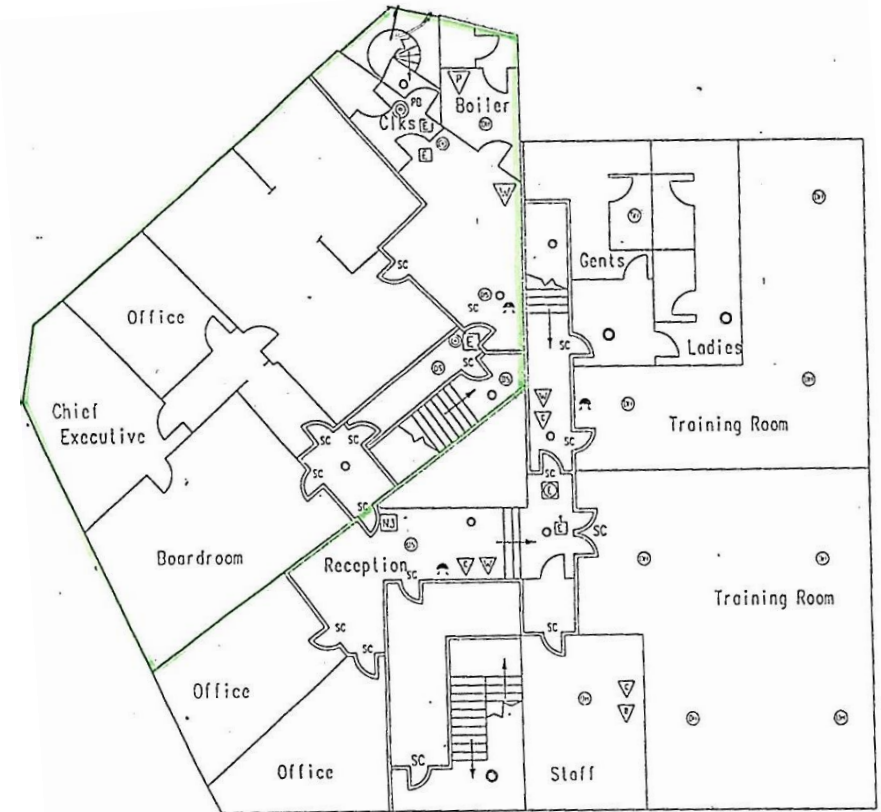
£450,000 for the freehold investment.



GROUND FLOOR



FIRST FLOOR



INVESTMENT FOR SALE

CUMBRIA HOUSE, MURRAY ROAD & NEW OXFORD STREET
WORKINGTON, CA14 2AD

Carigiet Cowen

COSTS

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

VAT

We are advised that the property is not VAT elected, and therefore 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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Amended: July 2025

7719/BB



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