

TO LET/FOR SALE

Various Uses – Subject to Planning

**Carigiet
Cowen**

27 JANE STREET, WORKINGTON, CA14 3BS



RENT REDUCED: £8,995 PER ANNUM

SALE PRICE REDUCED: £89,995

*** PROMINENT CORNER BUILDING ***

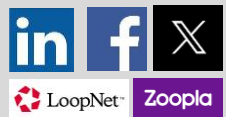
*** 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS ***

*** SUITABLE FOR VARIOUS USES ***



01228 544733

www.carigietcowen.co.uk



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)
Total	88.6	(954)

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 **REDUCED RENT** of **£8,995 per annum exclusive**.

REDUCED SALE PRICE

The freehold property is available FOR SALE with vacant possession at a **REDUCED SALE PRICE** of **£89,995 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

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Amended: October 2025

7870/BB



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