

# TO LET

TWO STOREY MID-TERRACED BUILDING

Carigiet  
Cowen

16-18 FINKLE STREET, WORKINGTON CA14 2BB



CLOSE TO MAIN PEDESTRIANISED SHOPPING AREA

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

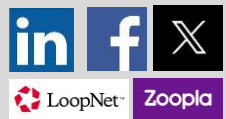
\* DOUBLE WINDOW FRONTAGE \*

\* NO VAT PAYABLE \*



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)







## DESCRIPTION

A two storey mid terraced building under a pitched slate roof. The property benefits from double window frontage onto Finkle Street and DDA accessibility. Internally, the ground floor provides an open plan sales space with steps down to the rear office/stores. Storage, kitchen and WC accommodation can be found on the first floor, accessed by an integral staircase from the sales area.

The property would be suitable for a variety of uses such as salon, showroom, retail or hot food takeaway.

## ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	63.04	(678)
First Floor	22.91	(246)
<b>Total</b>	<b>85.95</b>	<b>(925)</b>



## SERVICES

We understand mains water and electricity 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 £7,800. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-87.

## COSTS

Each party will bear their own legal and professional costs incurred. Subject to covenant strength, a rental deposit may be required.





## LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent in the region of **£10,000 per annum exclusive.**

## VAT

We understand the property is not eligible for VAT and therefore VAT will not be payable on the rent.

## VIEWINGS

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

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Details amended: July 2025

7215/BB

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