

FOR SALE

Various Uses- Subject to Planning

Carigiet
Cowen

29 FINKLE STREET, WORKINGTON, CA14 2BE



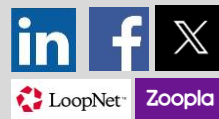
SALE PRICE: £95,000

- * PROMINENT TOWN CENTRE LOCATION *
- * SUITABLE FOR VARIOUS COMMERCIAL USES *
- * CONVENIENT GARAGE / STORE WITH ROLLER SHUTTER *
- * NO VAT PAYABLE / 100% BUSINESS RATES RELIEF *



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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.

29 Finkle Street is positioned in the centre of Workington and lies in a good secondary trading position along Finkle Street which merges with Murray Road and Pow Street. Surrounding buildings include Richard James Newsagents, VPZ, Iceland, Sports Direct and a range of Charity Shops. Permit holder and disc zone parking is available immediately outside.



DESCRIPTION

29 Finkle Street is a single storey building providing a mostly rectangular shaped unit with large open plan sales space to the front, attached garage / store with roller shutter door and staff kitchen and wc facilities. In addition, an external yard is conveniently provided to the side and rear.

The building is accessible for loading and unloading with a vehicle.

Suitable for various retail and office uses, as well as a trade counter unit, and construction worker's workshop and store.

Floor	Sq m	Sq ft
Total Net Area	123.07	1,325
Sales Area	80.68	868
Workshop	35.27	380

SERVICES

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

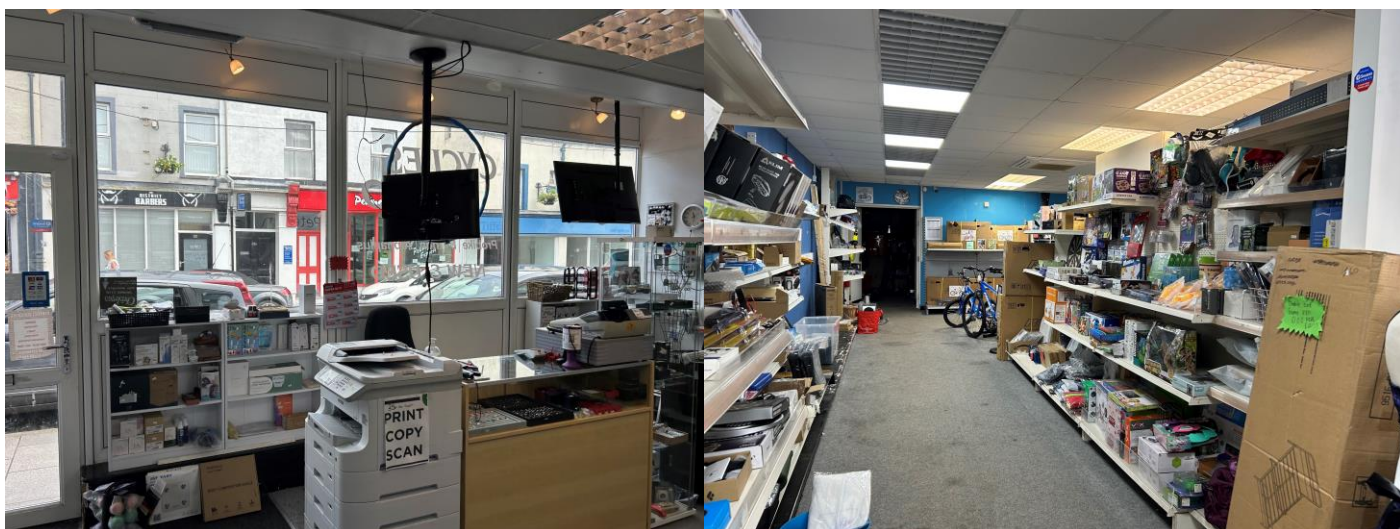
RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £10,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF ATTAINABLE *** for qualifying occupiers**

ENERGY PERFORMANCE CERTIFICATE

29 Finkle Street has an Energy Performance Asset Rating of D-100.



SALE PRICE

The property is for sale with vacant possession at a quoting price of £95,000 for the freehold.

COSTS

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

VAT

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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