

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 ***

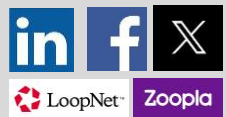
*** 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS ***

*** SUITABLE FOR VARIOUS USES ***



01228 544733

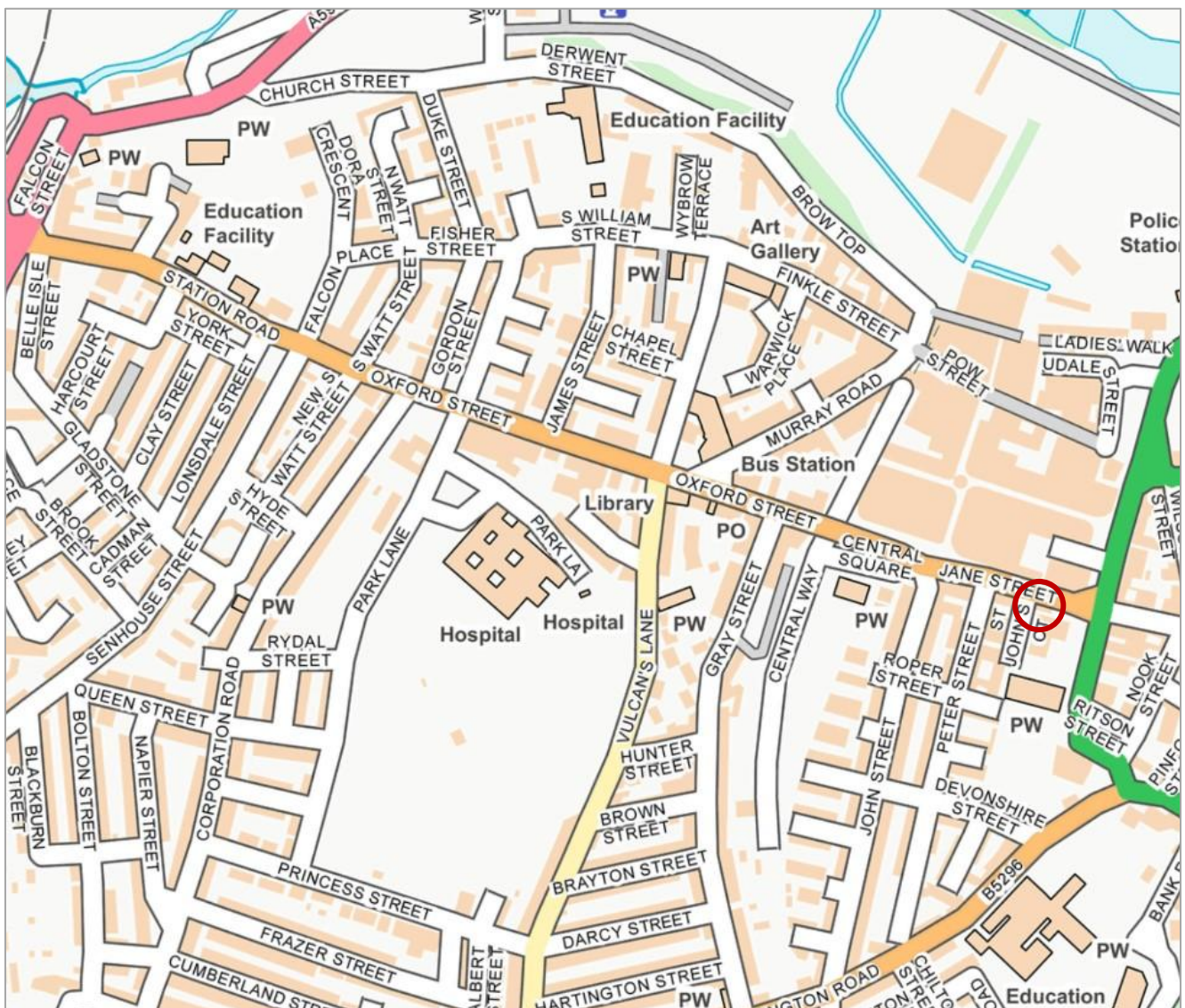
www.carigietcowen.co.uk



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 on Jane Street, a prominent trading street, which intersects with Washington Street and is at the corner of the intersection with Nook Street and Market Place. The property is within the town centre and surrounding occupiers include Washington Hotel, The Royal British Legion, Paisleys Solicitors, Stanleys Steak House, and Sadies. The Washington Square Shopping Centre lies opposite, as well as the town's bus stops



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 £.

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

ENERGY PERFORMANCE CERTIFICATE

We understand the property has an Energy Performance Asset rating of D (76).





27 JANE STREET
WORKINGTON, CA14 3BS

Carigiet
Cowen

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

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk



Amended: October 2025

7870/BB



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.