

TO LET

Carigiet
Cowen

8 MURRAY ROAD, WORKINGTON
CA14 2AD



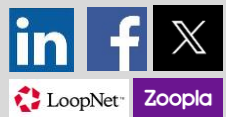
COMMERCIAL UNIT WITH POTENTIAL
RESIDENTIAL FLAT ABOVE

PROMINENT LOCATION
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 situated on Murray Road close to the junction of Murray Road with Oxford Street. Occupiers in the immediate vicinity include Subway, Workington Bus Station, Greggs, DVSA and Heron Foods.

DESCRIPTION

The unit comprises a mid-terraced, two storey, standard retail lock-up unit, providing ground floor commercial unit with self contained upper floor accommodation above. The ground floor provides a relatively rectangular shaped shop, with staff WC to the rear. These areas have been fitted out and used as a charity shop most recently.

The upper floor has self contained access from the front and rear. The space is currently laid out as a couple of offices, stores, staff area and kitchen. Subject to planning and refurbishment, it could be converted back to residential to provide a residential two-bedroom flat.

An enclosed yard and external store are provided to the rear. There is no dedicated car parking with the building.

ACCOMMODATION

Floor	Sq ft	Sq m
Net Sales Area	734 sq ft	(68.23 sq m)
Staff Ancillary	075 sq ft	(06.97 sq m)
First Floor	600 sq ft	(55.75 sq m)
External Store	331 sq ft	(30.78 sq m)
Total	1,740 sq ft	(161.73 sq m)

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £12,250. 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 E-114.

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 of **£12,000 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

We are advised that the property is VAT elected, and therefore VAT is payable on the rent.

VIEWINGS

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

Ben Blain

Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

Amelia Harrison

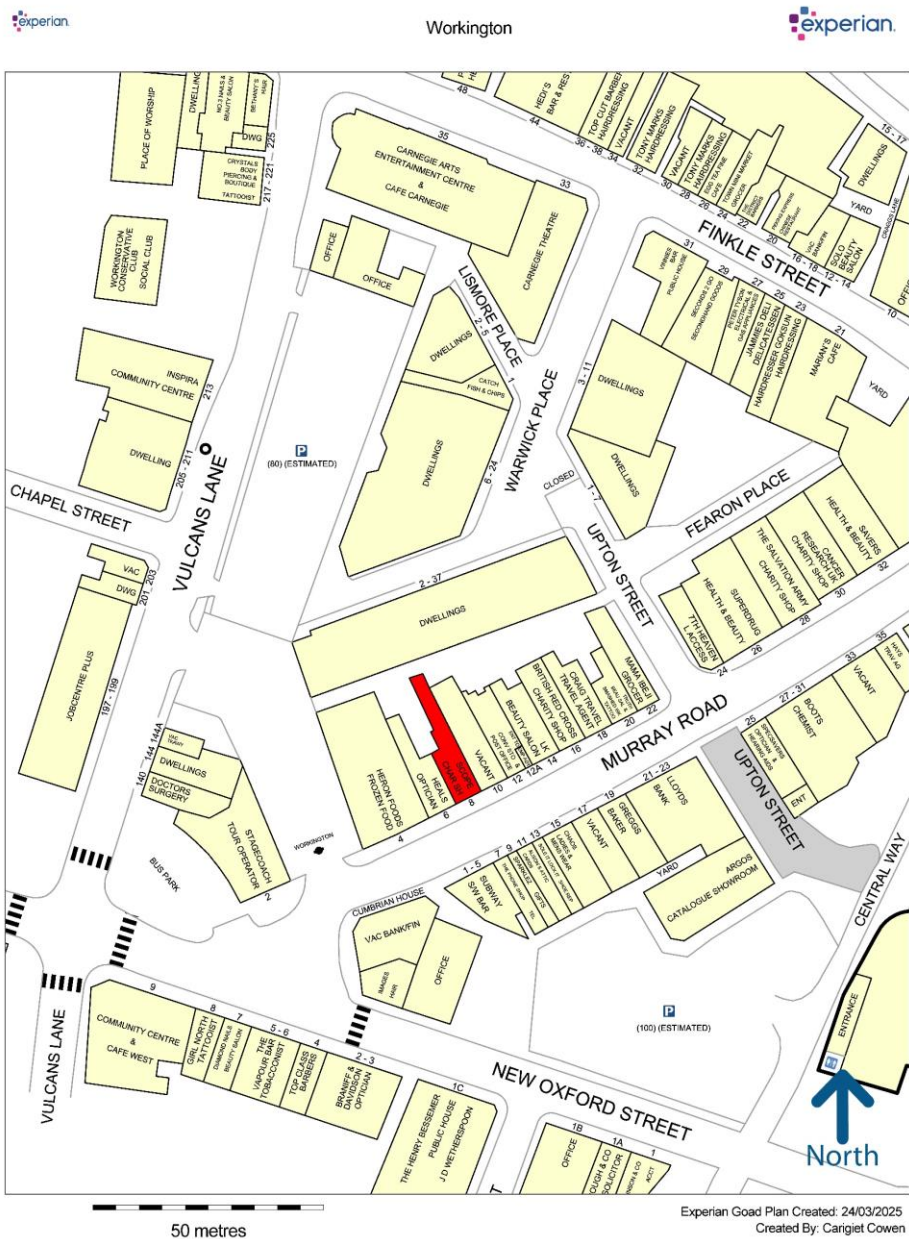
Tel: 01228 544733

Email: aharrison@carigietcowen.co.uk



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