

3629/HMB

WORKINGTON

54/56 POW STREET

PRIME SHOP UNIT TO LET

LOCATION

The property occupies a prominent prime trading position in the pedestrianised section of Pow Street immediately opposite the recently completed Washington Square Shopping Development where New Look, Next, Clarks, Costa and Debenhams Department Store have representation. Occupiers in the immediate vicinity include H Samuel, Iceland Frozen Foods, and Marks and Spencer.

For identification purposes only, the property is shown shaded red on the attached extract from the Goad Trade Plan.

DESCRIPTION

The property comprises a two-storey corner unit laid out to ground floor sales with ancillary staff and storage accommodation. The first floor has previously been utilised as sales space with additional ancillary storage.

DIMENSIONS AND AREAS

Gross Frontage	8.79m	28' 10"
Net Frontage	4.67m	15' 4"
Return Frontage	1.91m	6' 3"
Maximum internal width	8.79m	28' 10"
Rear Sales Width	7.32m	24' 00"
Maximum Sales depth	12.09m	39' 8"
Ground Floor Sales	92.71 sq m	(998 sq ft)
Ground Floor Ancillary	10.68 sq m	(115 sq ft)
First Floor Sales/Stock	112.87 sq m	(1215 sq ft)

SERVICES

Mains supplies of water, electricity and a connection to the public sewer are laid on.



RATING ASSESSMENT

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £39,000

The National Non Domestic Rate for the current (2010/2011) rate year is 41.4p in the £.

LEASE

The premises are available by way of a new full repairing and insurance lease to expire 29 September 2012 at an annual rent of £40,000 pa exclusive.

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

COSTS

Each side will bear their own legal costs in connection with the transaction.

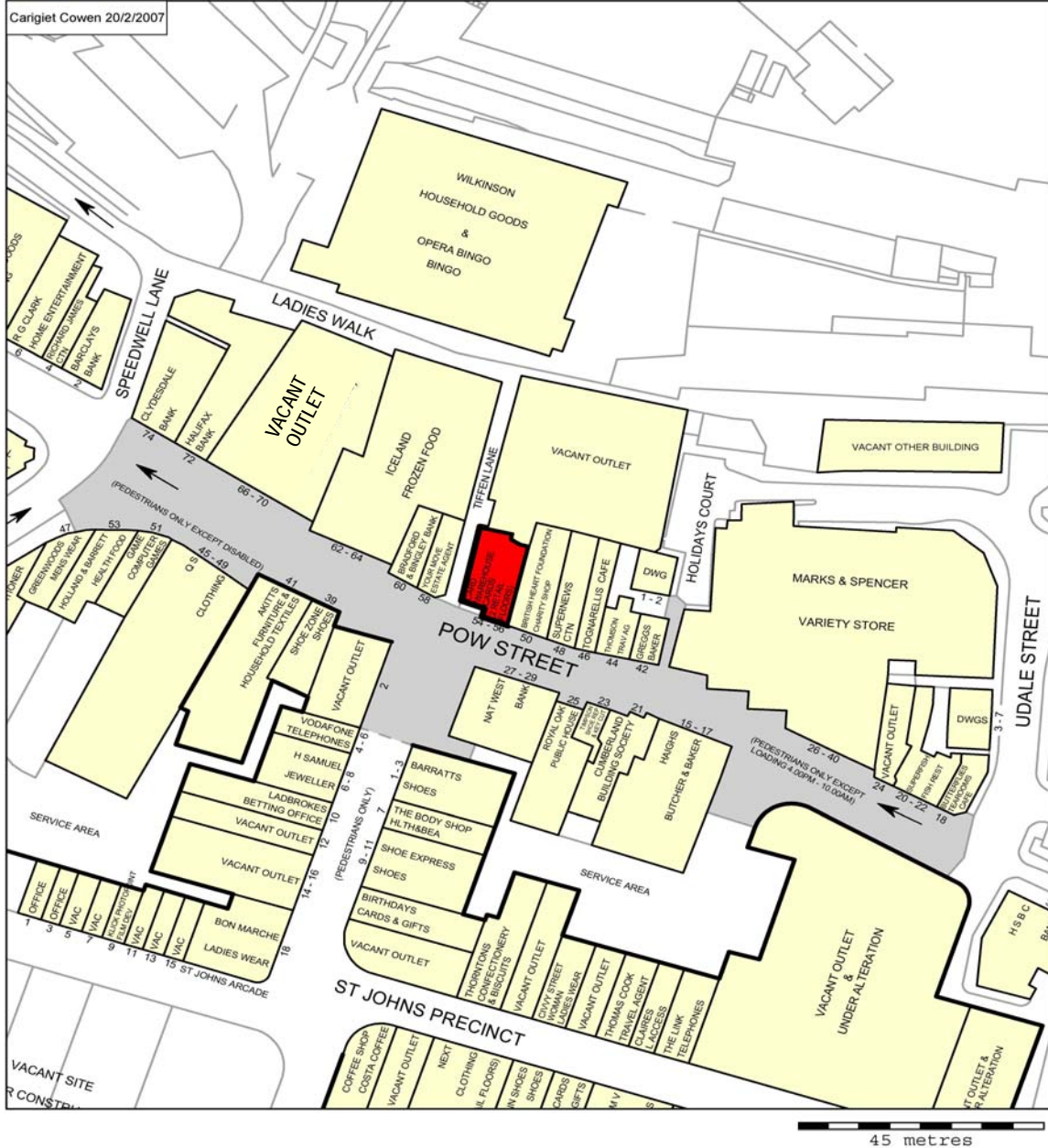
VIEWING

Strictly by appointment through the agents, Carigiet Cowen. Telephone 01228 544733.

Details amended

April 2010





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