

**WORKINGTON**  
FORMER PADUA'S  
41 WASHINGTON STREET CA14 3AH  
**FOR SALE**



**\*\* PROMINENT LOCATION \*\***  
**\*\* SUITABLE FOR VARIOUS USES \*\***  
**\*\* COMMERCIAL & RESIDENTIAL \*\***  
**SALE PRICE REDUCED:**  
**£195,000**

## 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 east. 41 Washington Street is positioned in the centre of Workington and is prominently located on a busy arterial route. Surrounding buildings are a mix of commercial and residential. Permit holder and disc zone parking is available nearby.

Nearby operators include TK Maxx, The Entertainer, The Royal British Legion Club, Marks & Spencer, Next, and a number of private independent operators for various commercial uses. Various bars are positioned close by on Market Place, which effectively wraps around the back of Washington Street.

## DESCRIPTION

41 Washington Street is an end of terrace, three storey building made up of traditional block construction under a pitched slate roof. The building has been extended to the rear. Internally, the ground floor provides a rectangular shaped large open plan area including bar, cellar, male, female and disabled WCs and storage to the rear. The first floor provides storage areas, commercial kitchen, staff office, WCs and a function room. The second floor is a one bedroom flat featuring a living room, kitchen, bathroom and store. There is a courtyard to the rear of the property.

The building could easily be converted to provide more residential units, subject to planning. Benefitting from multiple accesses, side lane, DDA accessibility and a regular shaped floor plate to work with.

## ACCOMMODATION/AREAS

Ground Floor	253.93 sq m	(2,733 sq ft)
First Floor	132.92 sq m	(1,431 sq ft)
Second Floor (Flat)	52.19 sq m	( 562 sq ft)
<b>Total</b>	<b>439.04 sq m</b>	<b>(4,726 sq ft)</b>

## SERVICES

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

## EPC

This property does not currently hold an Energy Performance Certificate. One is being commissioned and will be made available shortly.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Public house and premises with a 2023 List Rateable Value of £11,250. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

## SALE PRICE REDUCED

Offers in the region of **£195, 000** are invited for the sale of the freehold interest with vacant possession.

## COSTS

Each party will be responsible for their own legal and professional costs incurred with the transaction.

## VAT

The property is VAT registered, therefore VAT will be payable on the sale price.

## VIEWINGS

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

Ben Blain  
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## Details Amended: April 2025

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 of contract:

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