

3900/MB

WORKINGTON

10 FINKLE STREET

SUBSTANTIAL RETAIL PREMISES

FOR SALE (MAY LET)



LOCATION

Workington is the main commercial centre in West Cumbria having a population circa 28,000 but drawing on a local authority population circa 94,000.

The town has recently undergone extensive regeneration by the completion of the new Washington Square shopping development, anchored by Debenhams Department Store, which has attracted a substantial number of new shoppers to the town.

The subject premises are located fronting Finkle Street, a busy one way route through the town centre with nearby occupiers including **Poundstretcher, William Hill and Barclays Bank.**

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

DESCRIPTION

The property comprises a purpose built two storey steel framed retail unit which more recently has been amalgamated with a two storey period building to the rear. The property provides extensive sales space together with rear storage and warehousing and upper floor storage and teaching rooms.

DIMENSIONS & AREAS

Internal frontage	12.41 m (40' 9")
Sales depth	10.06 m (34' 9")
Net Sales Area	120.40 sq m (1296 sq ft)
Rear stores/warehouse	60.76 sq m (654 sq ft)
Loading	11.43 sq m (123 sq ft)
First floor ancillary	118.54 sq m (1276 sq ft)

SERVICES

Mains gas, water, electricity and drainage are connected.

RATING

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £22,250.

The national non-domestic rate in the £ for the current (2010/2011) rate year is be 41.5p.

TENURE

Freehold.

NB Our clients may be prepared to consider an occupational lease of the premises subject to satisfactory terms being agreed.

ASKING PRICE

£220,000 (two hundred and twenty thousand pounds).

VAT

The price quoted is exclusive of VAT where applicable.

VIEWINGS

Strictly by appointment with the sole agent Margaret Bushnell, Carigiet Cowen. Tel: 01228 544773. Email: mbushnell@carigietcowen.co.uk.

Details amended

April 2010





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