

FOR SALE

Carigiet
Cowen

25 POW STREET, WORKINGTON
CA14 3AG



REDEVELOPMENT POTENTIAL

Sale Price Reduction:
Offers in the region of £99,500

* 100% BUSINESS RATES RELIEF *

* TOWN CENTRE BUILDING *



01228 544733

www.carigietcowen.co.uk

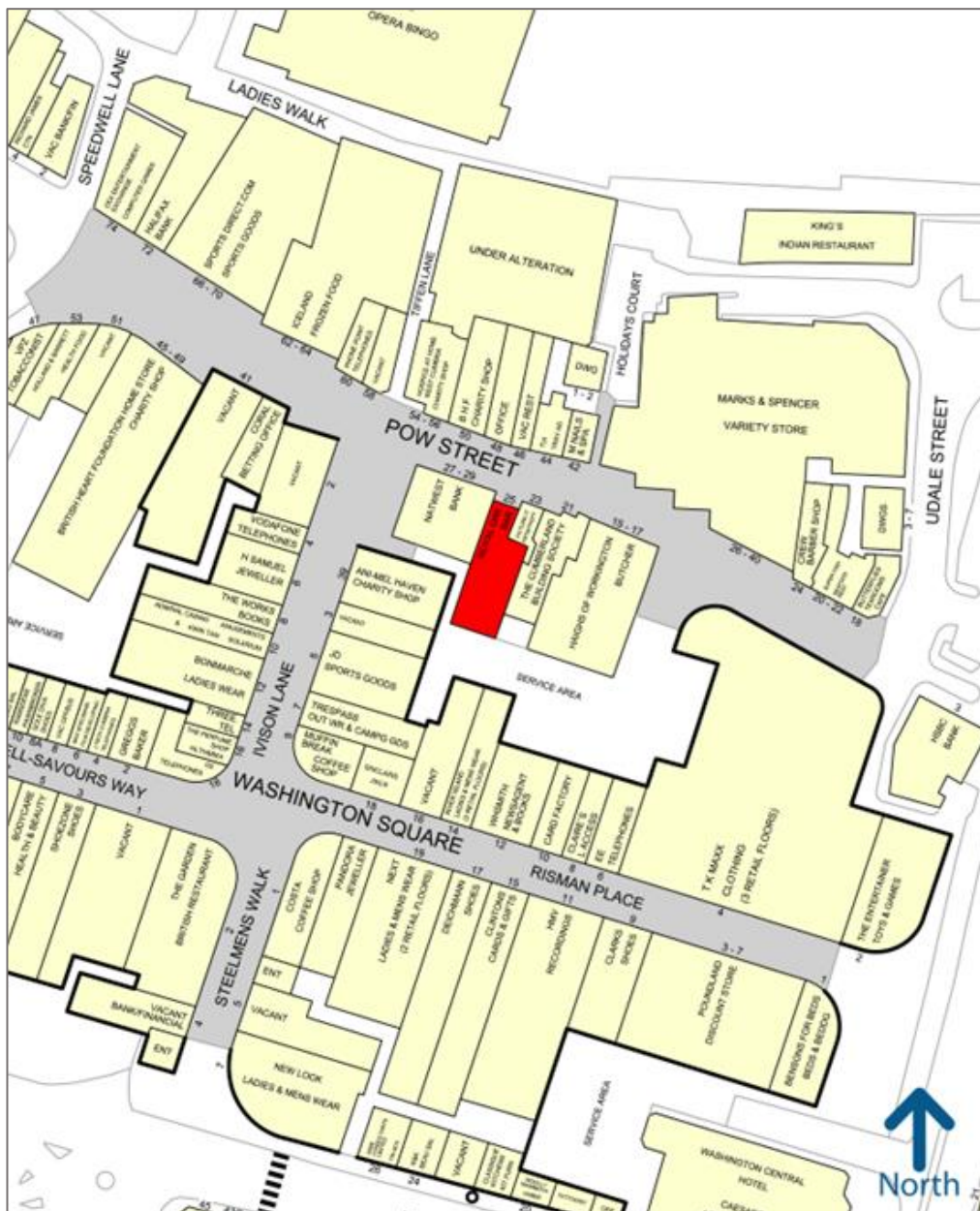


LOCATION

Workington is the main administrative and financial centre of West Cumbria, with a resident population of circa 30,000, and an estimated local authority catchment of around 95,000. The town is well served by the A595 and A596 trunk roads, and by rail to Carlisle, linking with the West Coast Main Line.

The subject property is located on Pow Street, the popular, busy pedestrianised area of Workington's Town Centre, where there are national, regional and local retailers and a good mix of cafes and restaurants. The area is adjacent to the Washington Square Shopping Centre.

The property is shown coloured red on the attached Goad Trade plan for information purposes only.



DESCRIPTION

The property is a former town centre public house, suitable for use as a café, salon, restaurant, bar or shop, with potential to create an upper floor residential flat.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	152.84	1,645
First Floor	48.27	519
Second Floor	23.48	252
Basement	35.46	381

SERVICES

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



RATEABLE VALUE

The Valuation Office Agency website describes the property as Public House and Premises with a 2023 List Rateable Value of £8,750.

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 C-63.

SALE PRICE

Offers in the region of **£99,500** are invited for the freehold interest with vacant possession, being sold as seen.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

The property is registered for VAT and VAT will be payable on the sale price.

VIEWINGS

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

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7589/BB