

TO LET



Carigiet
Cowen

5/6 NEW OXFORD STREET • WORKINGTON • CA12 2NA

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 property is prominently situated at the intersection of New Oxford Street Workington Town Centre. Surrounding occupiers include a range of commercial operators and a large number of residential property. Workington bus station lies immediately opposite and the train station is around half a mile West.

The position is shown circled red on the plan adjacent.

DESCRIPTION

The property comprises a self contained ground floor unit with separate let residential floors above. The unit benefits from a double 2 window frontage with the benefit of fully electric roller shutters for security. The entrance to the property has DDA ramped access with sliding automatic doors. Inside, the configuration is an open plan to the front including a WC, staff kitchen and access to an external yard to the rear.

The accommodation was laterally used as a vape shop. Alternative uses include; salon, cafe premises, offices and charity shop.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	65.57	706
Kitchen	26.31	283
WC		

SERVICES

We understand mains water, electricity and drainage are connected to the property. No gas is connected to this commercial unit.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £9,700. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

*****100% Business Rates Relief Attainable*****

ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC, one is being commissioned and will be made available shortly.



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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 in the region of **£14,500 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

No VAT is payable on the rent.

Details prepared

November 2025



FOR FURTHER INFORMATION

**Carigiet
Cowen**

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