

Freehold For Sale – Retail Unit in good trading position

58 Pow Street, Workington, Cumbria, CA14 3AB

Edwin
Thompson



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Workington, Cumbria, CA14 3AB

DESCRIPTION

The property comprises a three storey end of terrace building with street frontage directly onto Pow Street within the pedestrianised area opposite Ivison Lane. Ivison Lane is the main pedestrianised access into the Washington Square Shopping Centre. Surrounding occupiers include TK Maxx, Sports Direct, Iceland, Trespass, Vodafone, Shoe Zone and Coral.

The property is currently used as retail on the ground floor, with a further sales area to the rear and two storeys of offices, stockroom and staff accommodation above.

There may be an opportunity to convert the upper parts into residential, subject to planning.

LOCATION

The property is located by the popular, busy pedestrianised area of Workington's Town Centre where there are national, regional and local retailers and a good mix of cafes, restaurants and such like. The area is within easy walking distance of car parks, bus service and train station.

Workington is the principal town of West Cumbria and has a population of 21,281 (2021). It is approached by the A66 trunk road from the east leading from junction 40 of the M6 motorway at Penrith. The Town has an historic industrial past and in recent years has attracted a wide range of alternative industries and serves the emerging industries of the west coast including the nuclear reprocessing plant at Sellafield, 18 miles south. The Town is an administration centre, has a well-developed town centre and serves a wide hinterland bounded by the Solway Firth and including a significant proportion of the northwestern Lake District.

ACCOMMODATION

Net sales area	67.86 sq.m (730 sq.ft)
Sales in terms of Zone A	44.44 sq.m (480 sq.ft)

First floor front – stockroom/ office	24 sq.m (260 sq.ft)
First floor rear – stockroom/ office	16.5 sq.m (180 sq.ft)
Second floor – storage/ office	25 sq.m (260 sq.ft)
Staff kitchen	8 sq.m (86 sq.ft)
Male & female WC's	

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

RATEABLE VALUE

According to the Valuation Office Agency website, the property has a rateable value of £10,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating in band D (81). The certificate for the premises is available on-line to download.

TENURE

Freehold for sale at an asking price of £89,000.

LEGAL COSTS

Each party to bear their own costs in the transaction together with any VAT thereon.

ANTI-MONEY LAUNDERING REGULATIONS

The successful purchaser should be aware that they will have to provide documents in relation to Money Laundering Regulations. Further details are available upon request.

Viewing Arrangements

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