



DEVELOPMENT OPPORTUNITY

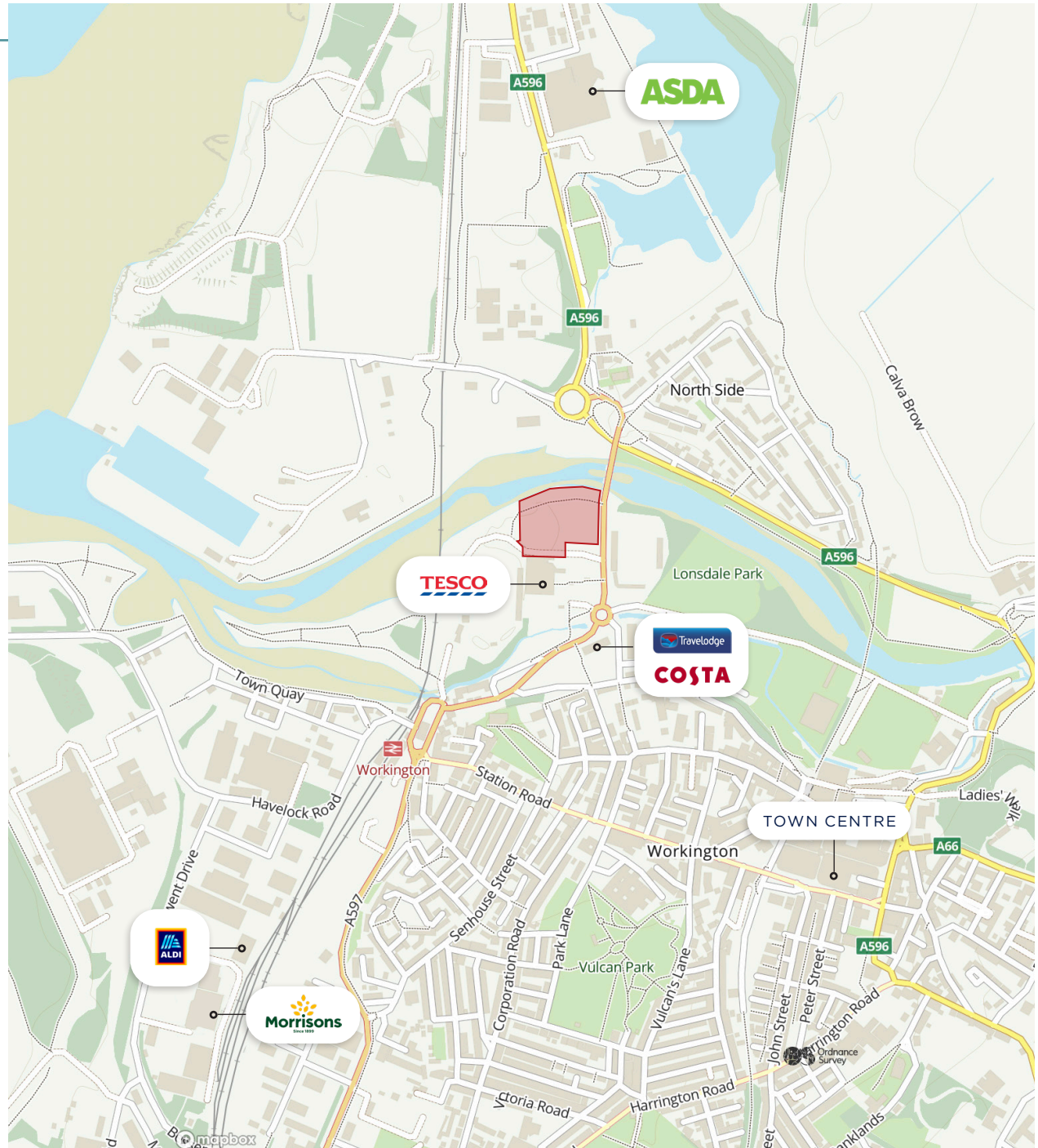
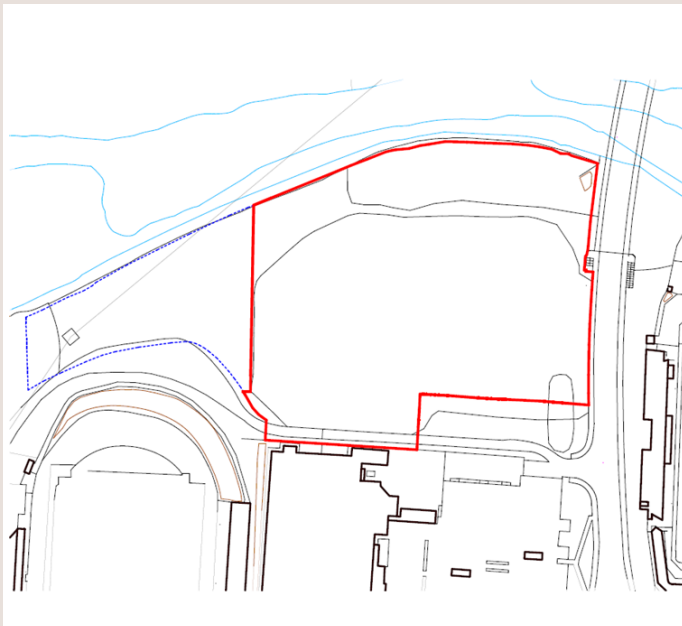
New Bridge Road, Workington, CA14 3YG

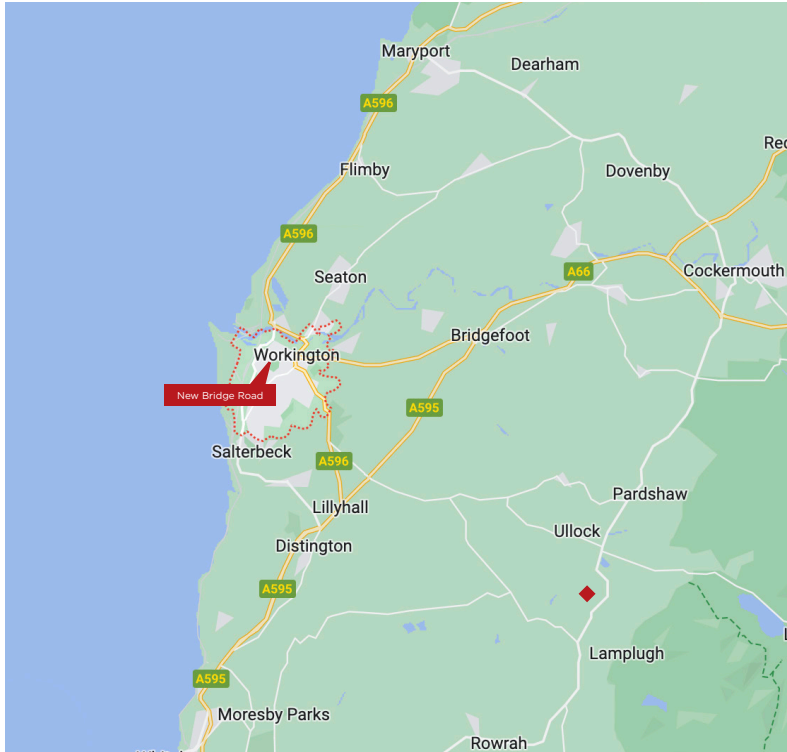
Prominent green field site extending to approx. 4.4 acres offered for sale

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KEY CONSIDERATIONS

- Prominent green field site extending to approx. 4.4 acres.
- Strategically located with frontage to the A597 New Bridge Road thoroughfare.
- Adjoins an established Tesco foodstore.
- Planning granted for a foodstore with car parking, landscaping and associated works.
- The permission provides for a foodstore extending to a GIA of approx. 20,400 sq ft (1,895 sq m) with convenience goods not to exceed 10,807 sq ft (1,004 sq m) net sales and comparison goods not to exceed 2,712 sq ft (252 sq m) net sales.





LOCATION

Workington is the main shopping centre for West Cumbria with a market town and industrial heritage.

The site adjoins a proven and established Tesco foodstore. It is strategically located at the heart of the road infrastructure in the town providing ease of access to draw from the Workington catchment population and further afield.

PLANNING

The site is within the jurisdiction of Allerdale Borough Council. Parties are advised to make their own enquiries to the Local Authority regarding the planning position.

The Vendor has secured planning consent for the development of a foodstore with car parking, landscaping and other associated works. Consent granted in April 2022 for a unit extending to a GIA of approximately 20,400 sq ft (1,895 sq m) with convenience goods not to exceed 10,807 sq ft (1,004 sq m) net sales and comparison goods not to exceed 2,712 sq ft (252 sq m) net sales. A S.106 provides planning obligations for the purpose of providing the foul water drainage solution through adjoining land and implementing a Biodiversity Net Gain scheme.

TENURE

The site is held on a freehold basis. The site is restricted to food retail only until February 2028.

TECHNICAL INFORMATION

Technical information will be made available to interested parties through a data room via our dedicated website.

SERVICES

Prospective purchasers should make their own enquiries to the relevant Authorities as to the suitability, capacity and exact location of services to the building.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction.



VAT

The Vendor reserves the right to charge VAT on the purchase.

INSPECTION

Access to the site for inspection by prior arrangement with Savills only. Please contact Andy Hall to arrange.

PRICE

Offers sought.

Interested parties are required to confirm their interest via e-mail. Thereafter, access to the data room containing all available planning and technical information will be provided and a bid deadline issued. All subsequent offers are to be submitted in writing, for a fixed and specified sum, for the attention of Andy Hall, Savills (UK) Limited, Belvedere, 12 Booth Street, Manchester, M2 4AW.

CONTACT

Savills Manchester
Belvedere
12 Booth Street
Manchester
M2 4AW

Andy Hall
07876 442 525
andy.hall@savills.com

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