

TO LET

Commercial/Office/904 sq ft (84 sq m)/£5,500 per annum



Upper Floors, 31 Pow Street,
Workington

First and Second Floors only, Workington, Cumbria, CA14 3AG

Walton Goodland

agency@waltongoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



UPPER FLOOR COMMERCIAL SPACE IN PRIME TOWN CENTRE LOCATION ABOVE NATWEST BANK

- ADJACENT ENTRANCE TO WASHINGTON SQUARE SHOPPING CENTRE
- PREVIOUS USES INCLUDE ARTIST STUDIO AND WEDDING SHOP
- WOULD SUIT ALTERNATIVE RETAIL, BEAUTY/COSMETIC OR OFFICES SUBJECT TO CONSENTS

DESCRIPTION

The property comprises self-contained first and second floor commercial accommodation and stores, located adjacent to Washington Square Shopping Centre.

LOCATION

The property is located on Pow Street in the heart of Workington Town Centre and above Natwest Bank. Other occupiers include Marks & Spencer, Shoe Zone and Vodafone.

ACCOMMODATION

FIRST FLOOR

Office/Studio – 708 sq ft (66 sq m)

Kitchen – 15 sq ft (1 sq m)

Toilet – 1 WC & 1 WHB

SECOND FLOOR

Stores – 181 sq ft (17 sq m)

RENT

£5,500 per annum, exclusive of business rates, VAT and all other outgoings.

SERVICES

Mains water, electric and drainage are connected to the property.

The tenant is responsible for the payment of all utilities and outgoings.

RATEABLE VALUE

Offices & premises – £5,800

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note: If this is your only commercial property and the rateable value is below £12,000, you may be entitled to business rates relief, subject to status.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E124.

VAT

To be confirmed.

All rents and prices are quoted exclusive of VAT.

LEASE

A new lease for a term of years to be agreed on internal repairing and insuring terms, plus service charge.

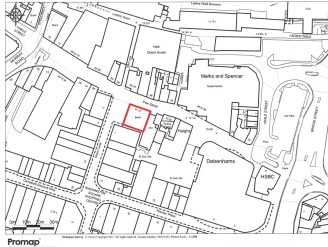
VIEWINGS

Please contact Walton Goodland.

No approach should be made to the existing tenants.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

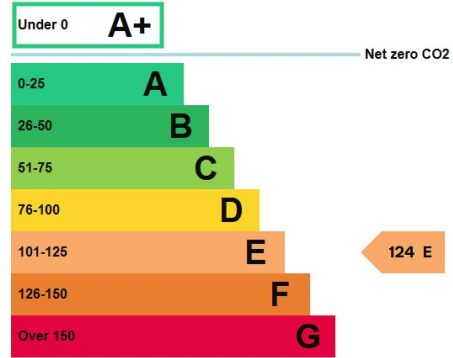


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 REPRODUCED BY KIND PERMISSION
 ORDNANCE SURVEY LICENSE NO. E5847850
 CROWN COPYRIGHT RESERVED
 FOR IDENTIFICATION PURPOSES ONLY
 SCALE 1:1250

Energy rating and score

This property's energy rating is E.



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