



WALTON
GOODLAND
Chartered Surveyors

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TO LET

444 Sq. ft. / **£6,000 per annum**

23 Wilson St, Workington
Cumbria, CA14 4AZ

Town-centre commercial premises
suitable for a variety of retail, office,
service or other commercial uses

- Prominent position on Wilson Street within Workington town centre
- Modern, recently refurbished interior
- Commercial accommodation over 2 floors
- Suitable for a range of commercial uses, subject to planning
- Close to Washington Square and other town-centre amenities
- Available by way of a new lease



LOCATION

23 Wilson Street is situated within the established commercial area of Workington town centre, Cumbria. Wilson Street provides a well-established retail and commercial location with a mixture of independent businesses, retail premises, offices, leisure uses and other commercial occupiers. The property is located close to Washington Square and benefits from its position within the wider town-centre area. Workington is an important commercial centre for West Cumbria, providing a range of retail, professional, leisure and public services.

DESCRIPTION

The property comprises a ground and first floor commercial premises occupying a prominent position on Wilson Street. The premises provide an open and adaptable commercial space with frontage onto the street, making it suitable for a variety of potential occupiers. The accommodation offers scope for retail, office, service or other commercial uses, subject to any necessary planning or other statutory consents. The property would be suitable for both established businesses and independent operators seeking a town-centre location.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

Retail - 189.8 sq ft (17.6 sq m)

Kitchen - 48.8 sq ft (4.5 sq m)

Stainless steel single drainage sink unit with base units.

Toilet - 1 WC & 1WHB

First Floor

Retail/Office - 205.5 sq ft (19.0 sq m)

Total - 444.1 sq ft (41.3 sq m)

SERVICES

Mains water, drainage, gas and electricity are be connected to the property. None of the services or associated plant has been tested.





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£ RENT

£6,000 per annum

All figures are exclusive of business rates, VAT and all other outgoings.

🔑 TENURE

A new lease on internal/full repairing and insuring terms to be agreed.

⚙️ USE

The property is considered suitable for a range of commercial uses, subject to the relevant planning permissions and consents.

💡 EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is E 123.

💰 BUSINESS RATES

RV - £2,450

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

Please note, as of 1 April 2017 if this is your only commercial property then no business rates will be payable, subject to status.

% VAT

All prices are quoted exclusive of and are liable to Vat.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland