

To Let

Prime retail unit

42 Pow Street
Workington
Cumbria
CA14 3AG



Prime retail unit available to let in excellent location adjacent to Marks & Spencer.

Workington is the main regional retail centre in west Cumbria and has a resident population of approximately 45,000, but draws on a much wider catchment incorporating surrounding towns and villages. Workington lies approximately 40 miles from access to the M6 motorway at junction 40, 7 miles north of Whitehaven and 35 miles south west of Carlisle.



Location

The property, which is shown for identification purposes on the enclosed street traders' plan, is situated in a prime trading location in Pow Street, Workington's well established, principal shopping thoroughfare which is pedestrianised. The unit is located adjacent to Marks & Spencer and opposite the Cumberland Building Society. It is within easy walking distance of the town's main car parks.

Description

The premises comprise a well-proportioned ground floor retail space and first floor accommodation including toilet, whb, storage, office, and welfare area. There is a small enclosed storage yard to the rear of the property. All mains services are available.

Accommodation

Internal width (max)	5.01 m	(16')
Shop depth	8.93 m	(29')
Ground floor sales	41.31 sq m	(445 sq ft)
First floor	36.07 sq m	(388 sq ft)
Total area	77.38 sq m	833 sq ft

Tenure

The unit is available on the basis of a new full repairing and insuring lease for a term to be agreed.

Rent

A commencing rental of £12,000 per annum exclusive of rates and VAT payable quarterly in advance.

Freehold

Our clients would consider a sale of the freehold – details available from the selling agent.

Rating Assessment

Rateable value £15,500
UBR – 47.1p (2014/2015)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for their own legal fees.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Jonathan Green dealing), kendal@peill.com for viewings.

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Plan for identification purposes only

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