



SHOPPING CENTRE PROPERTY / CLASS A1

Unit S5A, 4 Steelmans Walk Washington Square, Workington CA14 3DX



Rent: On application

Ground Floor Area

1,530 Sq ft / 142 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Tom Prescott

Mob: 07841 168163

Email: tom@barkerproudlove.co.uk

Grant Owens

Mob: 07808 646576

Email: grant@barkerproudlove.co.uk

Location:

Washington Square Shopping Centre dominates the prime retail offering in Workington town centre and provides approximately 263,000 sq ft of open pedestrianised retail space with 60 retail units.

The centre is anchored by Next, H&M, Home Bargains, Poundland, River Island, New Look and Laura Ashley. The centre also benefits from a 427 space multi-storey car park.

Demise:	Sq Ft	Sq M
Ground Floor	1530	142.1

Rent:

On Application

Tenure:

The unit is available by way of new 10 year effectively full repairing and insuring lease subject to 5 year upward only rent reviews.

Business Rates:

The unit has a rateable value assessment of £22,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

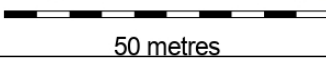
February 2020

Subject to Contract

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Workington



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