



SHOPPING CENTRE PROPERTY / CLASS E

Unit S41, 3 Steelmans Walk, Washington Square, Workington CA14 3DX



Rent: On application

First Floor Area

7,848 Sq ft / 729 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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.

Key retailers include Next, Home Bargains, Poundland, River Island and New Look. The centre also benefits from a 427 space multi-storey car park, the entrance to which is situated directly opposite the subject unit. Occupiers in the immediate vicinity include The Garden Bar & Restaurant, Costa Coffee and New Look.

Accommodation:

The premises are arranged over ground and first floor and provide the following net internal floor areas:

| Demise: | Sq Ft | Sq M |
|----------------|--------------|-------------|
| Ground Floor | 292 | 27.1 |
| First Floor | 7,848 | 729.1 |

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 premises currently has a rateable value of £49,250. For further details visit Gov.uk or contact the business rates department at 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 - Available on request

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:

January 2022

Subject to Contract

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Workington

