



SHOPPING CENTRE PROPERTY / CLASS E  
Unit S2, 7 Campbell-Savours Way, Workington



**Rent: £32,500 PA**

**Area**

2,368 Sq ft / 220 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.

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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2368	220

**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 £31,750. 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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £2,661.

**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:**

**1 August 2023**

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Workington

