



FOR SALE
10 Murray Rd, Workington, Cumbria, CA14 2AD

- Ground Floor Retail Unit and First Floor Residential Flat
- Located on Murray Road, a popular commercial destination within Workington town centre
 - Total approximate area 218.66 sq m (2354 sq ft)
 - Guide Price £150,000 exclusive, for the freehold interest



LOCATION

The subject property is well located on Murray Road in Workington. This property benefits from good transport links to the Lake District and Cockermouth via the A66. There is also with good links to the north and south via the A596.

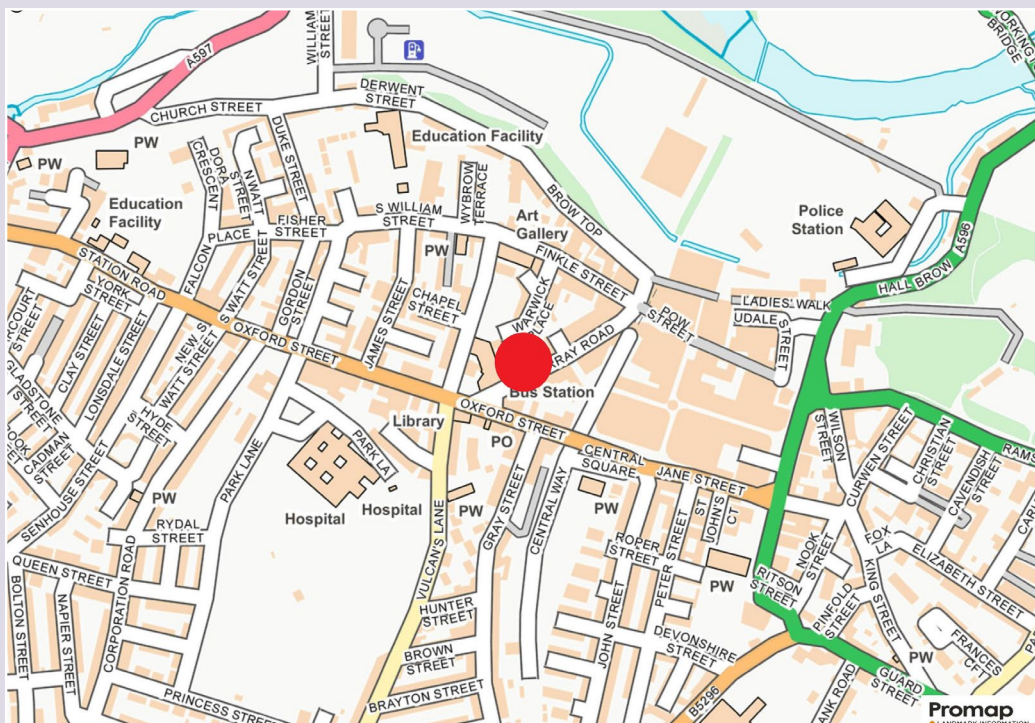
Murray Road features the Workington Bus Station approximately 30 m from the subject property, and Workington Train Station is 0.5 miles west. For car access, there is a disc zone immediately outside the property on Murray Road, as well as multiple car parks and a multi-storey off Oxford Street (B5297).

The subject property is located approximately 0.6 miles from Workington town centre and approximately 45.5 miles west of Carlisle city centre.

Workington is a coastal town, and the main administrative and financial centre of West Cumbria, with a resident population of circa 25,000 (2011 Census) and an estimated local authority catchment of around 100,000.

The property experiences good footfall as a result of being in close proximity to Washington Square, which boasts occupiers such as Costa Coffee, Boots, JD Sports, New Look, Next, Greggs, H.Samuel and Pandora.

The attached location plan shows the location of the premises (for identification purposes only).



DESCRIPTION

10 Murray Road is a two-storey property with a commercial retail unit to the ground floor and a residential flat on the first floor.

The ground floor has a double glazed window display, open plan sales area, and a staff/storage room with a WC to the rear with access to a rear loading yard. The retail unit also benefits from an electrical roller shutter fronting Murray Road.

The first floor is accessed via the rear of the property and is a 3-bedroom residential flat, with a reception/utility room, kitchen, bathroom and living room. The flat has not been occupied for a number of years and is in need of refurbishment.

To the rear of the property is an outbuilding that can be utilised for storage, alongside a single car parking space.

ACCOMMODATION

The property provides the following approximate net internal areas:

Ground Floor

| | | |
|------------------|-----------|--------------|
| Shop Area | 913 sq ft | (84.81 sq m) |
| Staff Mess/Store | 209 sq ft | (19.42 sq m) |
| W/C | 24 sq ft | (2.23 sq m) |
| Outer Building | 171 sq ft | (15.89 sq m) |

First Floor

| | | |
|------------------------|--------------------|----------------------|
| Living Room | 153 sq ft | (14.21 sq m) |
| Bedroom 1 | 72 sq ft | (6.69 sq m) |
| Bedroom 2 | 144 sq ft | (13.38 sq m) |
| Bedroom 3 | 107 sq ft | (9.94 sq m) |
| W/C | 54 sq ft | (5.02 sq m) |
| Reception/Utility Room | 58 sq ft | (5.39 sq m) |
| Total | 1,905 sq ft | (176.98 sq m) |

SERVICES

The property has mains supplies of water and electric and is connected to the mains drainage and sewerage systems. There is a gas supply to the property which is capped off.

There are several air conditioning units noted on the ground floor.

RATEABLE VALUE

The VOA website states that 10 Murray Road has a Rateable Value of £14,000.

ENERGY PERFORMANCE CERTIFICATE

Copies of the EPC's for the property are available upon request.

PROPOSAL

The property is available for sale at a Guide Price of £150,000 exclusive, for the freehold interest.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

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