



£135,000

10 Murray Road, Workington, CA14 2AD

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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.

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 Property itself comprises a two-storey property with a commercial retail unit to the ground floor and a residential flat on the first floor. Total Accommodation of 1,905 sq ft (176.98 sq m).

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## Ground Floor (Room sizes in m2)

### Shop Area

278'2" (84.81)

### Staff / Mess Store

63'8" (19.42)

### Outer Building

52'1" (15.89)

## First Floor (Room sizes in m2)

### Living Room

46'7" (14.21)

### Bedroom 1

21'11" (6.69)

### Bedroom 2

43'10" (13.38)

### Bedroom 3

32'7" (9.94)

### W/c

16'5" (5.02)

### Reception / Utility Room

17'8" (5.39)

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
181-210	B		
155-180	C		
129-154	D		
103-128	E		
77-102	F		
51-76	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	