



Offered for sale with no forward chain

Town centre location

Commercial/ retail opportunity

Spacious shop front

Ideal as a shop or for a beauty business

Three separate treatment rooms

Kitchenette area and upstairs WC

Investment as commercial rental

Offered for sale with no forward chain, is an opportunity to own a commercial property in Workington. This traditional property would make a great shop or perhaps beauty business. Ideally located on a traditional cobbled street in Workington town centre with its great local amenities and several parking options. There is a spacious shop front with large windows, ideal for a fabulous display. The first room leads to a second room with storage cupboards and is open to a large kitchenette area. There are enclosed stairs to the first floor, where there is another treatment room with built in cabinets and a decorative fireplace. There is also a large WC. Externally the property has a small, enclosed, yard which is ideal for refuse storage.

ACCOMMODATION

Shop front

This lovely, bright and spacious, shop front has a large window perfect for displays. There is an original decorative cast iron fireplace, decorative coving to the ceiling, vinyl flooring and a wooden glazed door with numbered top light. Leads to a second room.

Room two

With a useful built in storage cupboard, a door with stairs leading to the first floor and there is a kitchenette area.

Kitchenette area

With a range of wood effect base units, contrasting work surface, stainless steel sink and drainer unit and tiled splash back. There are spotlights to the ceiling and large Velux skylight window providing plenty of natural light. With grey oak effect vinyl flooring running through both areas.

First floor landing

With a Velux skylight window providing natural light and there is access into the WC and upstairs room.

WC

With part tiled walls, tile effect flooring, a push button flush toilet and pedestal hand wash basin with a tiled splash back. There is an original sash window with frosted glass, a useful built in storage cupboard housing the hot water system and a wall mounted storage heater.

Front room

A lovely bright room, with ornate original cast iron fireplace with wooden mantel and useful storage built into the alcoves. With a range of built in wall and base units, a contrasting work surfaces making this an ideal beauty room. There are exposed ceiling beam, an original sash window and a window seat.

Externally

The property is set on a lovely cobbled street, with a lovely front of shop area. To the rear of the property there is a small enclosed, walled, rear yard area ideally used for refuse storage.

TENURE

We have been informed by the vendor the property is freehold.

COUNCIL TAX BAND TBC

EPC TBC



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

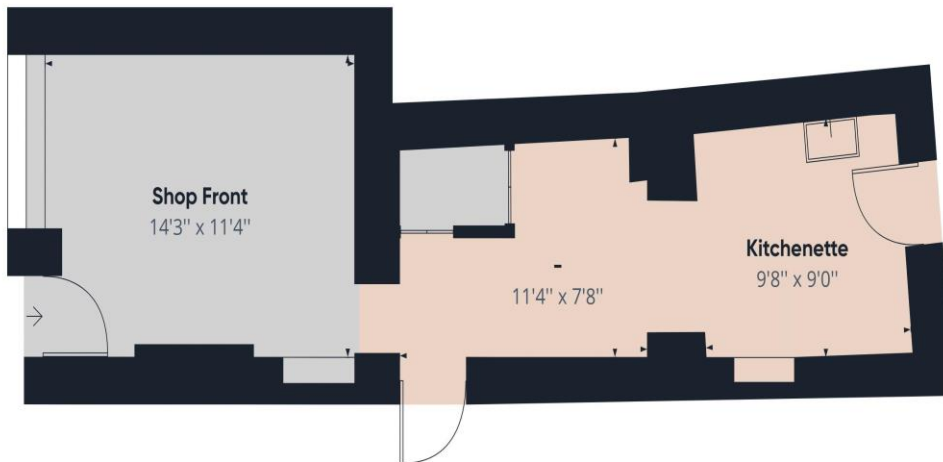
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



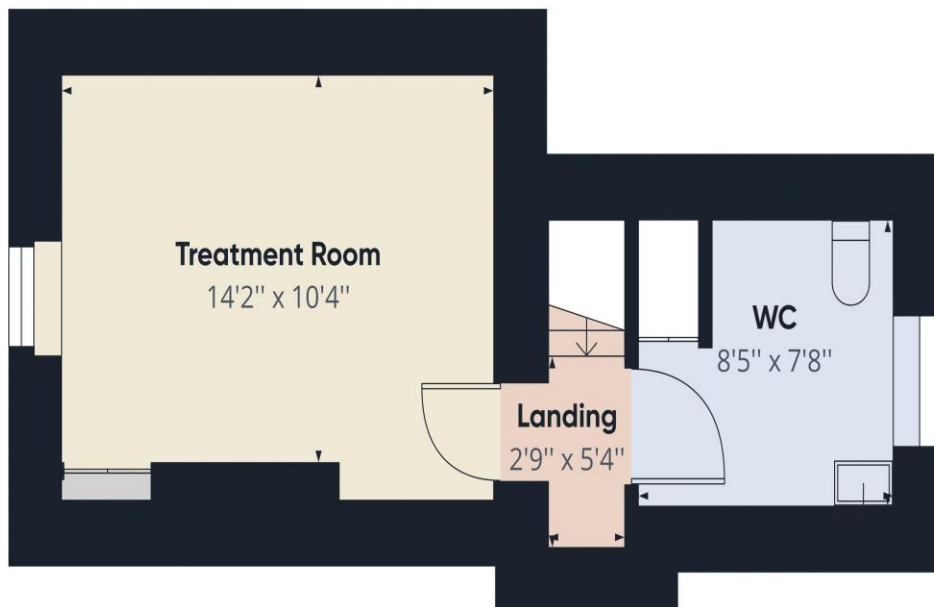
Approximate total area⁽¹⁾
353.65 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
235.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1