

FOR SALE



Commercial/Development/Investment/Retail/5,634 sq ft (523 sq m)/£110,000

33-41 Oxford Street, Workington –

SOLD (SUBJECT TO CONTRACT)

Workington, CA14 2AL - SOLD STC

Walton Goodland/Pugh & Co

agency@walgoodland.com

Pugh & Co - 0345 505 1200



HIGH VISIBILITY SHOP PREMISES WITH PROMINENT ROADSIDE TRADING POSITION

- EXTENSIVE GROUND FLOOR SALES WITH FIRST FLOOR SALES/STORAGE
- ORIGINALLY 3 SHOPS NOW COMBINED INTO ONE
- LONG ESTABLISHED TRADING LOCATION
- FREEHOLD AVAILABLE FOR SALE

DESCRIPTION

A mid terrace row of 3 attached properties which have been combined to create one single retail space. The ground floor provides largely open plan floor space with further retail/storage at first floor level.

There is pedestrian access from the rear onto a shared private roadway.

ACCOMMODATION

The property comprises the following approximate areas:-

GROUND FLOOR

Sales

3,637 sq ft (338 sq m)

Stores

310 sq ft (29 sq m)

FIRST FLOOR

Sales/Stores

1,687 sq ft (157 sq m)

RATEABLE VALUE

£22,750 (2023 Listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

SERVICES

The property benefits from connection to all mains services.

TENURE

Freehold with vacant possession.

VAT

VAT is not applicable.

JOINT AGENT

Edward Feather

Pugh & Co – 0345 505 1200

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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SCALE 1:1250



Energy Performance Certificate

Non-Domestic Building



Listers Baby Shop
33-41 Oxford Street
Workington
CA14 2AL

Certificate Reference Number:
0060-8978-0368-3970-1090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

124 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 639
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 142.47
Primary energy use (kWh/m² per year): 837.02

Benchmarks

Buildings similar to this one could have ratings as follows:
25 If newly built
74 If typical of the existing stock

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