



**FOR  
SALE**

# Units A, B & C, James Street

Workington, Cumbria, CA14 2DF

VACANT FREEHOLD COMMERCIAL LAND & BUILDINGS IN CENTRAL AREA  
CLOSE TO TOWN CENTRE CORE WITH PARKING & DEVELOPMENT POTENTIAL

**WG**

WALTON GOODLAND

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[www.waltongoodland.com](http://www.waltongoodland.com)



Substantial premises suitable for variety of uses, subject to planning

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## KEY HIGHLIGHTS

- Substantial premises suitable for variety of uses, subject to planning
- Development opportunity – site extends to 0.35 acres
- Mixed office/showroom and light industrial use
- Would suit bulky goods – storage/distribution/sales
- Ample secure parking with two detached garage/stores
- Self-contained storage/workshop building could be separately let
- Adjacent and opposite educational /surgery and residential properties
- Additional on-street time limited disc parking to front
- Dual entrance/exit for added convenience

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## LOCATION

The subject property is located in Workington town centre fronting James Street being close to its junction with Oxford Street (B5297). The surrounding area is mixed use comprising residential, doctors surgeries, educational and other commercial uses. The main shopping areas of Pow Street, Murray Road and Washington Square are nearby.

## DESCRIPTION

The property comprises two main detached buildings plus additional external garage/stores with integral secure parking across an approximate 0.35 acre site.

The main building has most recently been used as office and general commercial storage space and is of two storey brick construction. An external gangway links to the adjoining two storey workshop which also houses the incoming utility services.

The property could be put to a variety of uses subject to planning consent, where required. Examples could include, nursery, fitness/gym, healthcare, sale of bulky goods, offices, kitchen/bathroom showroom, tiling or trade related uses. Alternatively, the site could lend itself to residential development, assisted living, car parking or a care related use. Other adjoining land could potentially be made available.



## ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

### Unit A (Parking)

Includes a single storey detached garage/store along with parking for approximately 8nr vehicles. This forms part of the wider property.



Unit A



Unit B



Unit B



Unit A



Unit B

### Unit B (Main building)

#### Ground Floor

Office/light industrial: 3,533 sq ft (328 m<sup>2</sup>)

Offices: 739 sq ft (69 m<sup>2</sup>)

Toilet: 1 wc & 1 whb

#### 1st Floor

Offices: 642 sq ft (60 m<sup>2</sup>)

Kitchen: 200 sq ft (19 m<sup>2</sup>)

Ladies: 1 wc & 1 whb

Gents: 1 wc & 1 whb

#### Outside

External store: 433 sq ft (40 m<sup>2</sup>)

Parking at rear of the building.

### Unit C (Workshop/store)

#### Ground Floor

Workshop: 1,098 sq ft (102 m<sup>2</sup>)

#### 1st Floor

Workshop: 1,098 sq ft (102 m<sup>2</sup>)

**Total:**

**7,743 sq ft (719 m<sup>2</sup>)**



Unit C

## SERVICES

Mains electric, gas, water and drainage are connected to the property. There is also a BT line for telephone and internet. Unit B benefits from gas central heating.

## TENURE

Freehold with vacant possession.

## PRICE

Offers in the region of **£245,000** plus Vat.

## PLANNING

Interested parties should satisfy themselves that the property can be put to their preferred use by contacting *Cumberland Council, Allerdale House, Workington, CA14 3YJ* on 0300 373 3730.

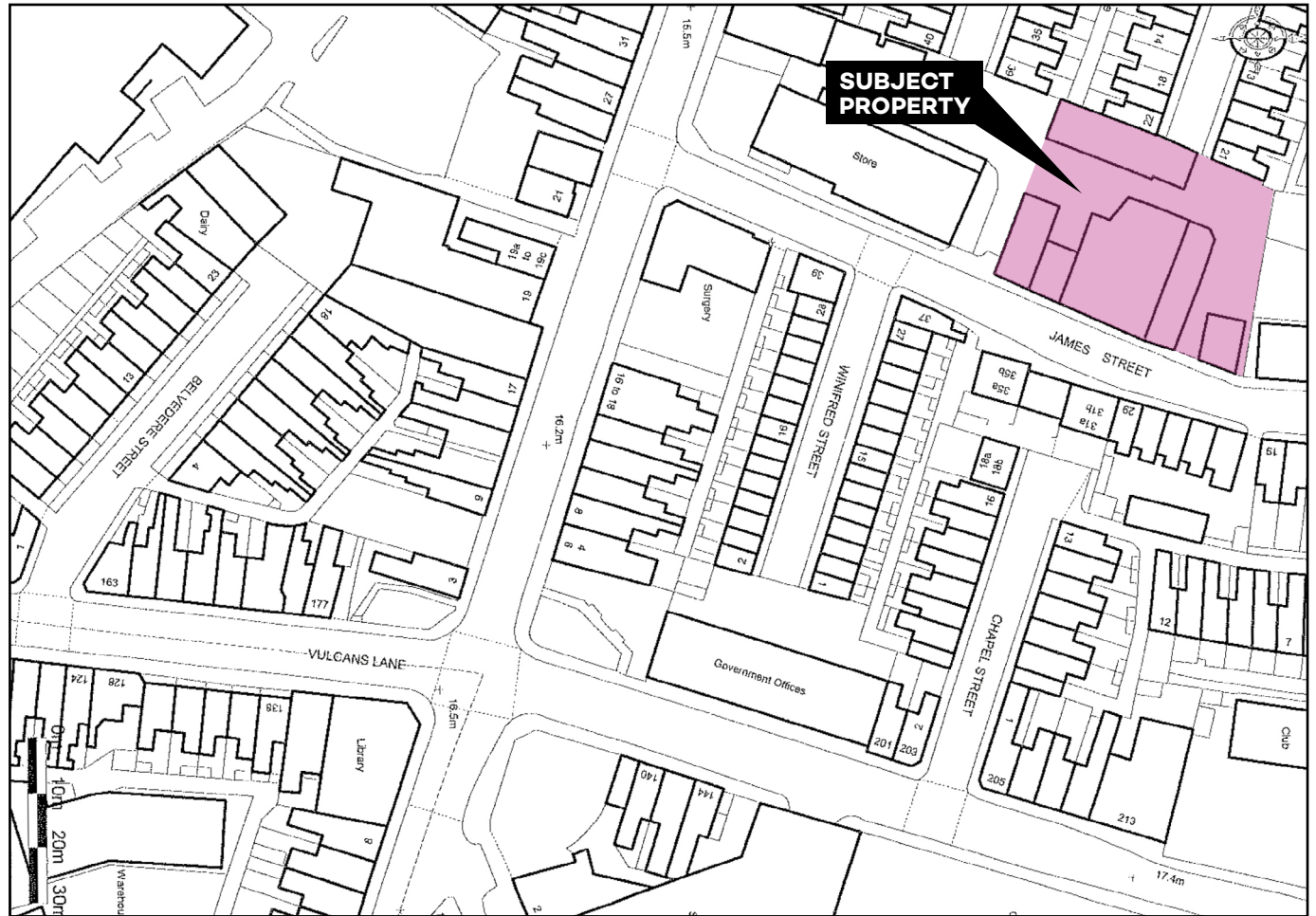
## BUSINESS RATES

- |                |                     |                       |
|----------------|---------------------|-----------------------|
| <b>Unit A:</b> | <b>RV = £2,800</b>  | Car park and premises |
| <b>Unit B:</b> | <b>RV = £42,500</b> | Offices and premises  |
| <b>Unit C:</b> | <b>RV = £4,700</b>  | Workshop and premises |

NOTE : Interested parties should enquire of Cumberland Council for current rate relief from Business Rates subject to their proposed use. Retail and hospitality occupiers may be entitled to a reduction of up to 75% of their Business Rates in the year 1 April 2023 – 31 March 2024 subject to status and Local Authority confirmation.

If this is your only commercial premises then where the Rateable Value is £12,000 or less, no Business Rates will be payable, subject to status. Note, there are multiple rating listings as set out above and this will not necessarily apply to both listings under the £12,000 threshold.

The new authority for the area, Cumberland Council can be found at [www.cumberland.gov.uk](http://www.cumberland.gov.uk)



## VAT

Vat is applicable and is payable in addition to the purchase price.

## EPC

- |                |                    |                       |
|----------------|--------------------|-----------------------|
| <b>Unit B:</b> | <b>EPC = C-71</b>  | Offices and premises  |
| <b>Unit C:</b> | <b>EPC = G-206</b> | Workshop and premises |

## VIEWINGS & CONTACT

Please refer all enquiries to:

**t: 01228 514199**

**e: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)**

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