

6250/BB

WORKINGTON

11 & 11A VULCANS LANE

FOR SALE

COMMERCIAL PROPERTY WITH THREE BEDROOM RESIDENTIAL FLAT ABOVE

LOCATION

Workington is the main commercial centre in West Cumbria with a population of circa 28,000 but drawing on a Local Authority population of circa 94,000. The subject premises are situated on Vulcans Lane, a busy cut through route from Workington town centre towards the south of the town areas including Moss Bay and Derwent Howe. The surrounding area is largely made up of residential properties, hospital, a couple of schools and other independent commercial operators.

For identification purposes only, the location of the property is shown coloured red on the attached plan.

DESCRIPTION

The property comprises a 3 storey mid terraced building of blockwork construction, under a pitched tiled roof.

Ground Floor - Commercial

- Open Plan Sales Area
- Glazed sales windows with shutters
- Suitable for a variety of commercial uses

First & Second Floor - Residential Flat

- Large Living Room
- 3 no. double bedrooms
- Separate kitchen and bathroom

Car parking is provided immediately outside by way of local residents permits.

SERVICES

Mains water, gas, electricity and drainage are connected to the property. Heating is provided by way of a gas fired central heating system.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-69.

VAT

All figures quoted are exclusive of VAT which will be charged in addition where applicable.



ACCOMMODATION/AREAS

Ground Floor

Net Sales Area	397 sq ft	(36.88 sq m)
Kitchen	136 sq ft	(12.65 sq m)

First Floor

Living Room	240 sq ft	(22.33 sq m)
Bedroom	132 sq ft	(12.3 sq m)
Bathroom	40 sq ft	(3.73 sq m)
Kitchen	78 sq ft	(7.26 sq m)

Second Floor

Front Bedroom	261 sq ft	(24.25 sq m)
Rear Bedroom	130 sq ft	(12.05 sq m)

RATING ASSESSMENT

The Valuation Office Agency website describes the ground floor of the property as Shop and Premises with a 2017 List Rateable Value of £3,500. The small business rate multiplier in the £ for the current (2019/20) rate year is 49.1p.

**** 100% BUSINESS RATES RELIEF ****
FOR QUALIFYING OCCUPIERS

SALE PRICE

Offers in the region of **£89,500** are invited for the freehold interest with vacant possession.

COSTS

Each party will bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment through the sole agents Carigiet Cowen.

For further information contact, Ben Blain

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Details amended

December 2019

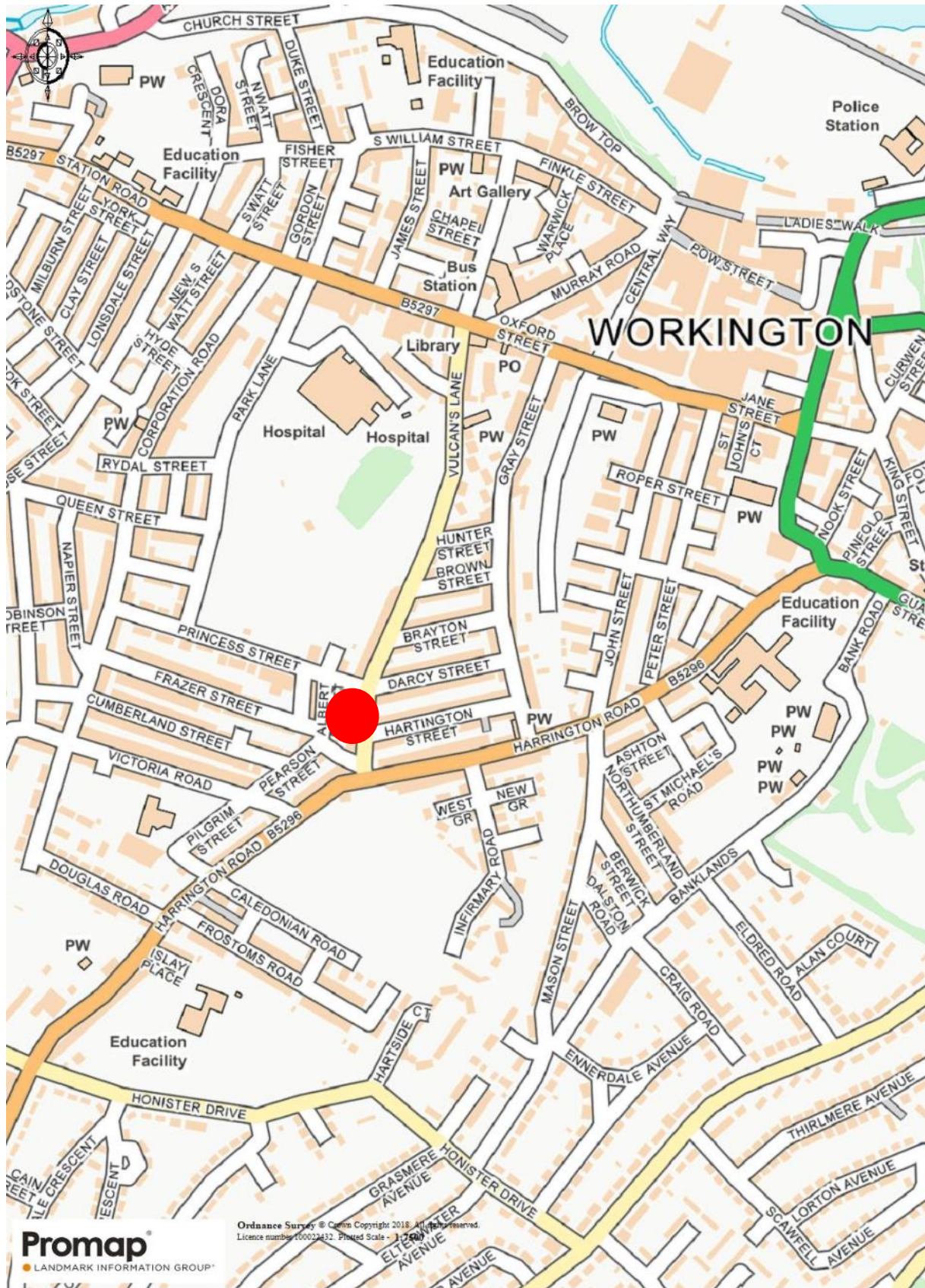
Regulated by RICS



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