

To Let



Workington

Unit S41, 3 Steelmans Walk, Washington Square

First Floor Area: 7,848 sq ft (729.1 sq m)

Rent on Application

Location & Description:

- **Washington Square Shopping Centre dominates the prime retail offering in Workington town centre and provides approximately 263,000 sq ft of open pedestrianised retail space with 60 retail units.**
 - **Key retailers include Next, Home Bargains, Poundland, River Island and New Look. The centre also benefits from a 427 space multi-storey car park, the entrance to which is situated directly opposite the subject unit. Occupiers in the immediate vicinity include The Garden Bar & Restaurant, Costa Coffee and New Look.**
 - **The premises are arranged over ground and first floor.**
-

Demise:

Ground Floor 292 sq ft (27.1 sq m)

First Floor 7,848 sq ft (729.1 sq m)

Rent:

Available on request.

Lease:

The unit is available by way of new 10 year effectively full repairing and insuring lease subject to 5 year upward only rent reviews.

Service Charge:

Available on request.

EPC:

Available on request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £49,250

Date Prepared:

August 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Tom Prescott

07841 168163

tom@barkerproudlove.co.uk

Grant Owens

07808 646576

grant@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.