

SHOPPING CENTRE PROPERTY / CLASS A1

Unit S26, 2 Ivison Lane Washington Square, Workington CA14 3DU

**Rent: On application****Area**

2,099 Sq ft / 195 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove**

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Location:

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.

The centre is anchored by Next, H&M, Home Bargains, Poundland, River Island, New Look and Laura Ashley.

The centre also benefits from a 427 space multi-storey car park.

Demise:	Sq Ft	Sq M
Ground Floor	2099	195
First Floor	2057	191.1

Rent:

On Application

Tenure:

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

Business Rates:

The unit has a rateable value assessment of £50,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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Workington



50 metres

Experian Goad Plan Created: 22/06/2021
Created By: Barker Proudlove Ltd