Leeds Office: 0113 388 4848
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SHOPPING CENTRE PROPERTY / CLASS A1

Unit K4, 20 Jane Street Washington Square, Workington CA14 3DU

barkerproudlove
retail property consultants

LET

Rent: **On application**

Area

417 Sq ft / 39 Sq M

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 a 74,500 sq ft Debenhams department store with other key retailers including 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	417	38.74

Rent:
Upon 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 2017 rateable value assessment of £5,000.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the year 2020 stands at approximately £440.

EPC:
Energy Performance Asset Rating - E

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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