

TO LET - PRIME RETAIL SHOP

WORKINGTON | UNIT 4 | RITZ SHOPPING CENTRE | 32 MURRAY ROAD | CA14 2AG

Mason
Partners



LOCATION

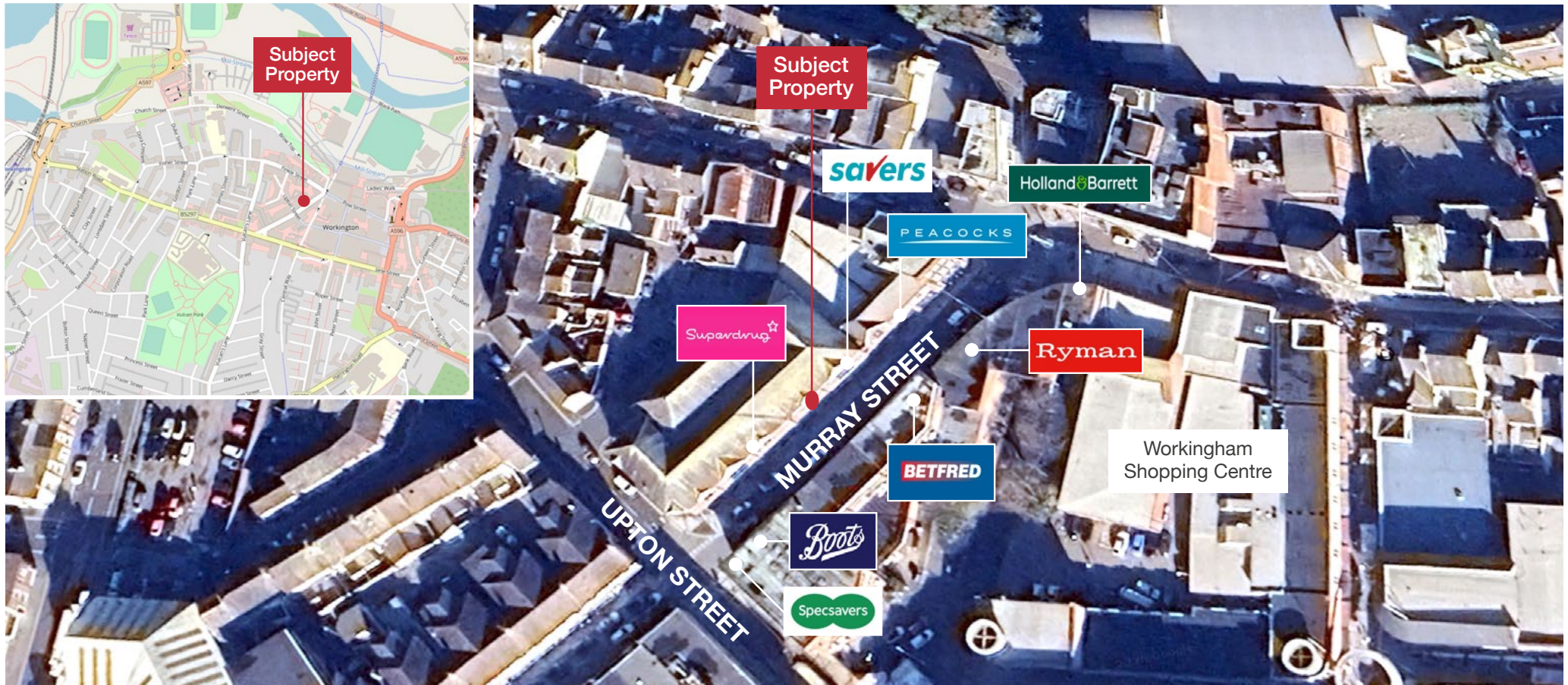
Workington is the principal retail centre for West Cumbria, serving a resident population of approximately 25,000 (Census, 2021), with a wider catchment including surrounding towns and villages such as Seaton, Maryport and Cockermouth.

The town benefits from good road connectivity via the A596 and A66, linking to Whitehaven, Carlisle and the wider Cumbria region.

SITUATION

The property occupies a prominent position on Murray Road within the established Ritz Shopping Centre. Surrounding occupiers include a mix of national and local retailers and service providers, generating consistent footfall throughout the day.

Murray Road forms part of Workington's core retail pitch, close to Washington Square Shopping Centre and the town's main bus depot, providing key footfall to Murray Road and the Shopping Centre.



DESCRIPTION

The property comprises a ground-floor and first-floor retail unit previously occupied by Cancer Research UK, arranged to provide an open-plan sales accommodation with ancillary space to the rear.

The unit benefits from a glazed retail frontage onto Murray Road and rear servicing access. The accommodation would suit a variety of retail or service uses, subject to the necessary consents.

Services Include:

We understand that all the main services (water, gas & electricity) are available and connected. Interested parties are advised to make their own enquiries.

Parking:

Public car parking is available within the town centre car parks. There is no allocated staff parking.

Rear Servicing:

Rear servicing available via Upton Street.

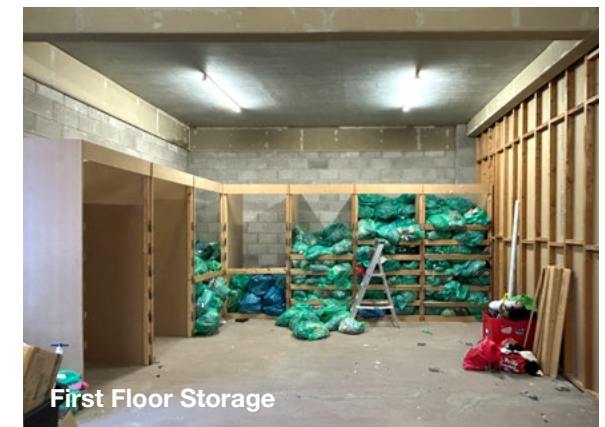
ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor	2,005 sq. ft	186.23 sq. m
First Floor	2,039 sq. ft	189.46 sq. m
Total	4,044 sq. ft	375.7 sq. m

TENURE

The subject property is available by way of a new full repairing and insuring lease for a term to be agreed upon.



RENT

£30,000 pax.

RATING ASSESSMENT

Rateable Value: £21,750

Rates Payable Est £8,308.5

SERVICE CHARGE / INSURANCE

Service Charge: Paid on an ad hoc basis

Insurance: Circa £2,165.55 exclusive of VAT



EPC

The property has an EPC rating of 84 D.
A certificate is available upon request.

PLANNING

We understand that the property benefits from a Class E use. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

VAT

The property is registered for VAT.



LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

MONEY LAUNDERING

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions, be that letting or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence. MP also complies with the financial check guidance. Please click the link below for more information.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

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