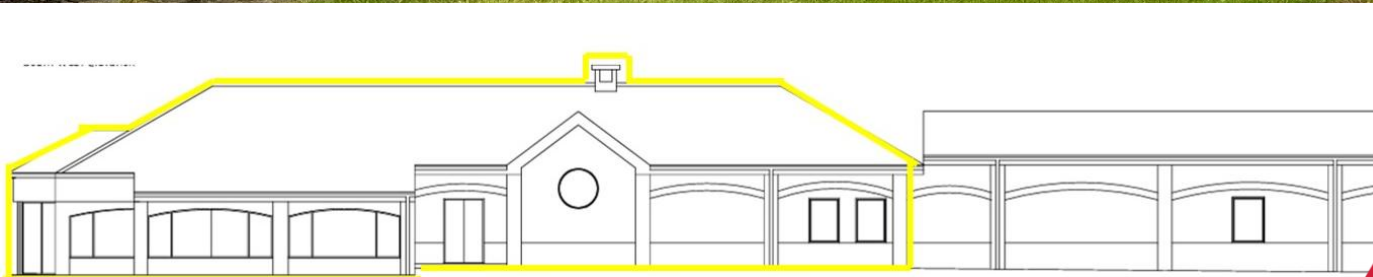


TO LET



HOSPITALITY UNIT – FORMER CASPIAN
DERWENT DRIVE • WORKINGTON • CA14 3YW

**CARIGIET
COWEN**

Location

Workington is a coastal town situated in west Cumbria with a resident population of approximately 25,000 but draws on a wider catchment incorporating surrounding towns and villages, such as Seaton, Maryport and High Harrington. Workington is the dominant retail centre for west Cumbria and is situated approximately 7 miles of Whitehaven, 23 miles south-west of Carlisle and 10 miles west of Cockermouth.

The subject property is situated on Derwent Drive, Workington. Retail park occupiers in close proximity includes Morrisons, Aldi, Home Bargains, McDonalds and Dunelm. The position is shown circled red adjacent

Description

The property comprises a detached single storey steel portal frame constructed building with brick and block walls, under a slate tiled roof with extensive window frontages.

Externally, there is a car park for approximately 65 cars, with outside patio and seating area created.

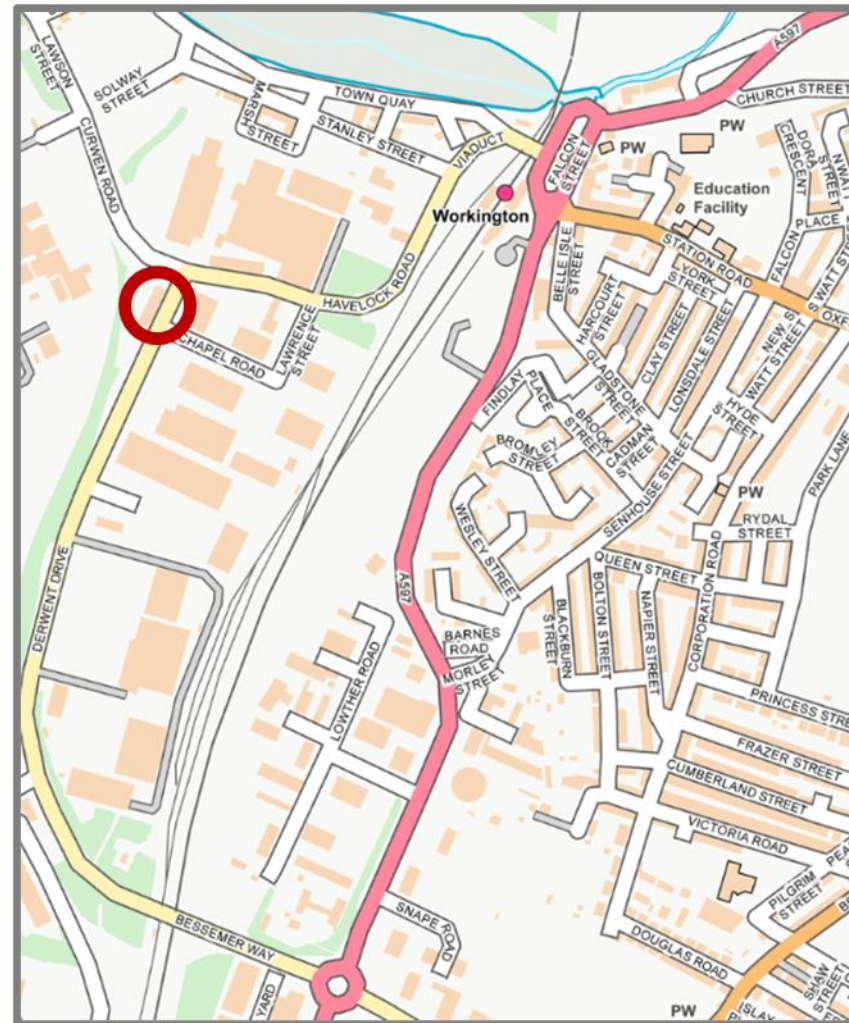
This proposed unit is situated at the front end of the building. Internally the unit comprises an entrance foyer, restaurant area, takeaway counter, male, female and disabled toilets. The space remains largely fitted out and would be suitable for a food and beverage type operation.

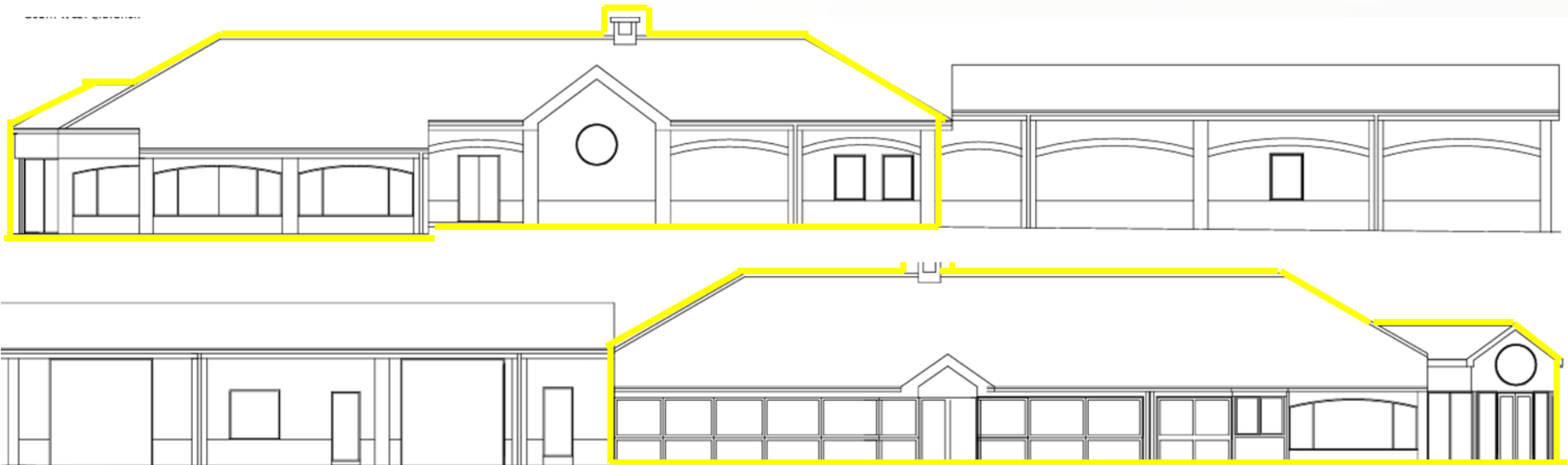
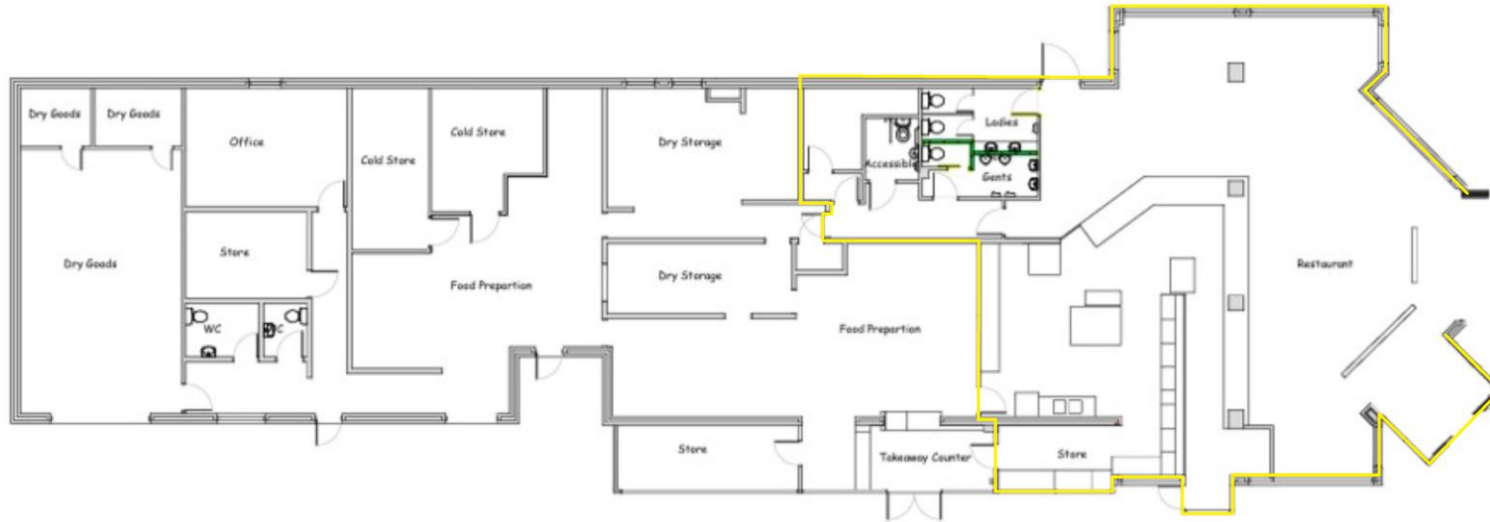
Accommodation

Description	Sq M	Sq Ft
Proposed Unit	384.08	4,134

Services

The property is connected to mains water, drainage and electricity.



Floor Plans

Lease Terms

An Annual rental in the order of **£62,000 per annum** exclusive is applicable.

Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses subject to obtaining all necessary consents.

Business Rates

The Valuation Office Agency website describes the property as Restaurant and premises with a 2026 List Rateable Value of £72,000.

The National Non-Domestic Rate for the current 2026/2027 rate year is 43.0p in the £. In the event of this sub-division taking place, a re-assessment will be required.

Energy Performance Certificate

The property benefits from an EPC showing an Energy Performance Asset Rating of C-68.

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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