

TO LET (MAY SELL)



FORMER CASPIAN RESTAURANT SITE •
DERWENT DRIVE • WORKINGTON • CA14 3YW

CARIGIET
OWEN

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 north 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 include Morrisons, Aldi, Home Bargains, McDonalds and Dunelm. The position is shown circled red adjacent.

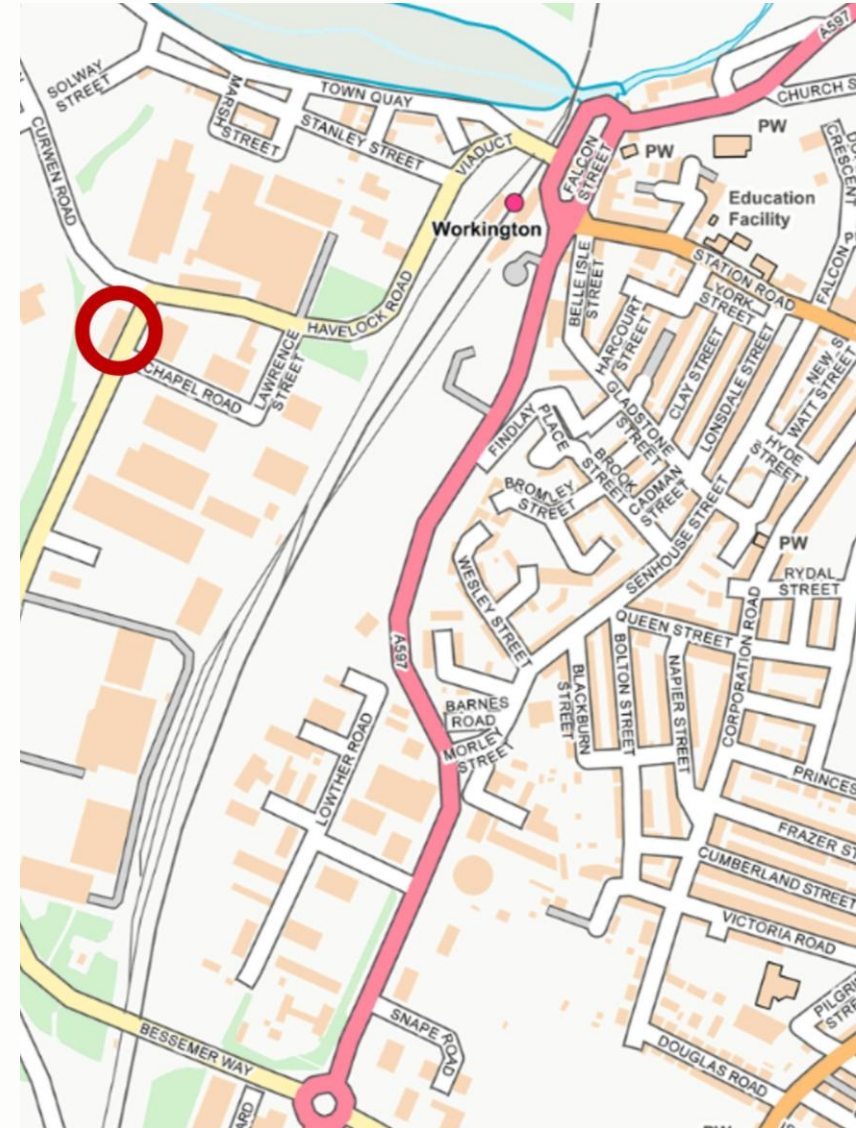
Description

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/ seating area created, and a compound suitable for future development.

The property was latterly used as a restaurant premises and comprises; Entrance foyer, restaurant area, food preparation areas, takeaway counter, male, female and disabled toilets, various rooms used for office and staff toilets. The space remains largely fitted out.

The unit benefits from multiple access doors, allowing for a letting of the whole or potentially various parts, subject to requirement. In addition, the site benefits from DDA access from the main road to the east of the site and from a secondary road at the North of the site off Curwen Road.





Accommodation

Description	Area Sq M	Area Sq Ft
Ground Floor Total Area	516	5,556
Total Site Area	0.35 hectares	0.87 acres

- **PRIME ROADSIDE POSITION FOR WORKINGTON**
 - **AVAILABLE AS A WHOLE OR IN PARTS**
- **SUITABLE FOR VARIOUS COMMERCIAL USES**

Lease Terms

The whole property is available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£85,000 per annum exclusive**.

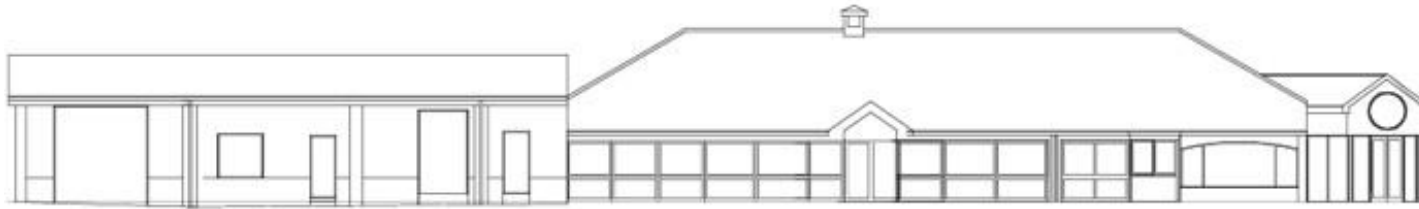
In the event of a sub-division of the building, rents in the order of £15.00 per sq ft, subject to terms will be applied.

A sale of the building may also be considered. Further information is available from the agents.

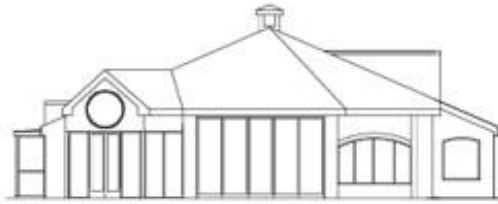




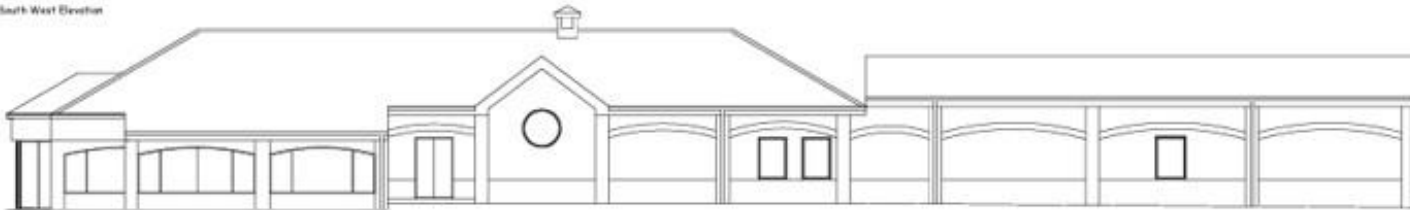
Existing Elevation Drawings



North West Elevation



South West Elevation

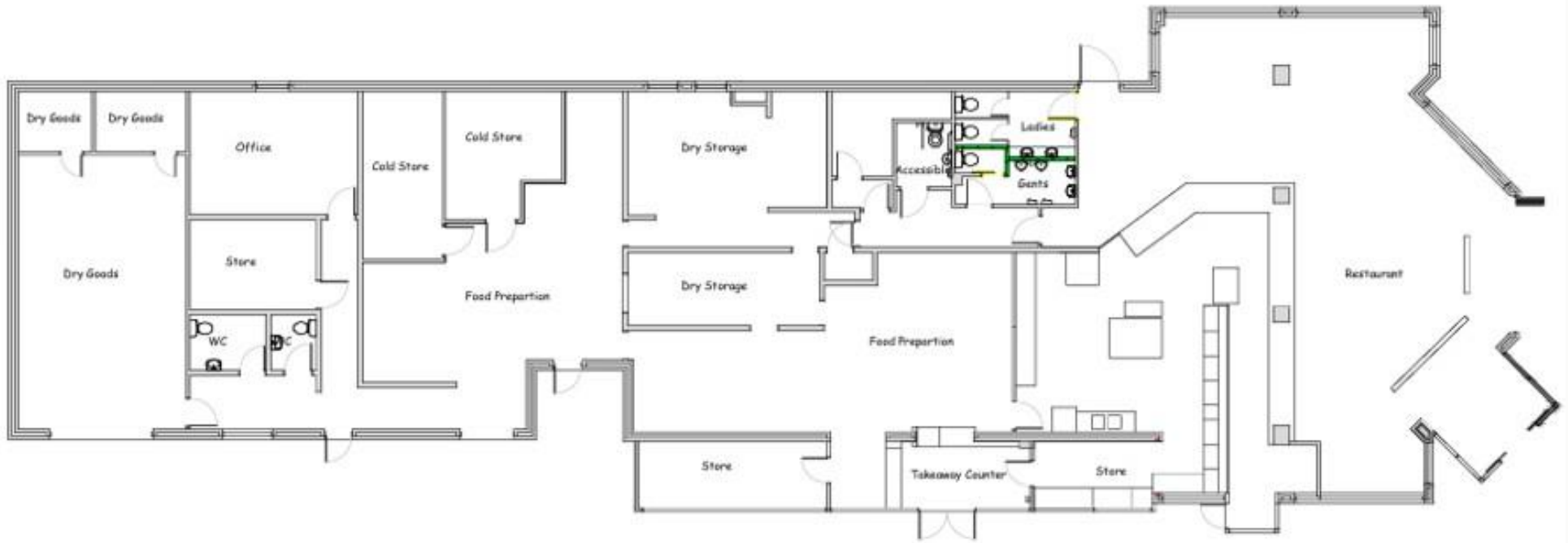


South East Elevation



North East Elevation

Existing Floor Plan



Floor Plan

Use

The site is suitable for various commercial uses including: Café / Restaurant, Showroom, Convenience Store, Self Storage and Medical / Offices.

Additionally, the car park area could allow for sectioning off to be let as a vehicle electric charge area or other uses.

Services

The property is connected to mains water, drainage and electricity. The building currently has one electric meter.

Business Rates

The Valuation Office Agency website describes the property as Restaurant and Premises with a 2023 List Rateable Value of £69,500. The National Non-Domestic Rate for the current 2025/2026 rate year is 55.5p in the £.

Energy Performance Certificate

The property benefits from an EPC showing an Energy 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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Details prepared: November 2025

7974/BB