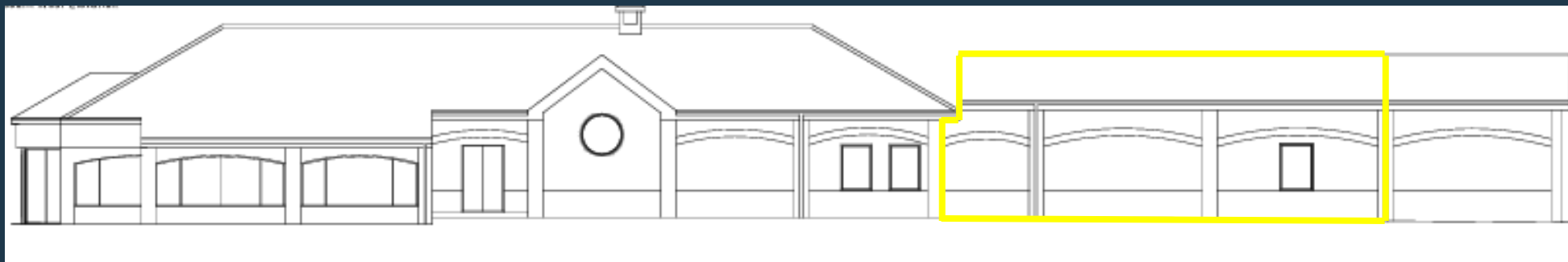


TO LET



LIGHT INDUSTRIAL UNIT

WITH DEDICATED PARKING

Former Caspian • Derwent Drive • Workington • Cumbria 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.

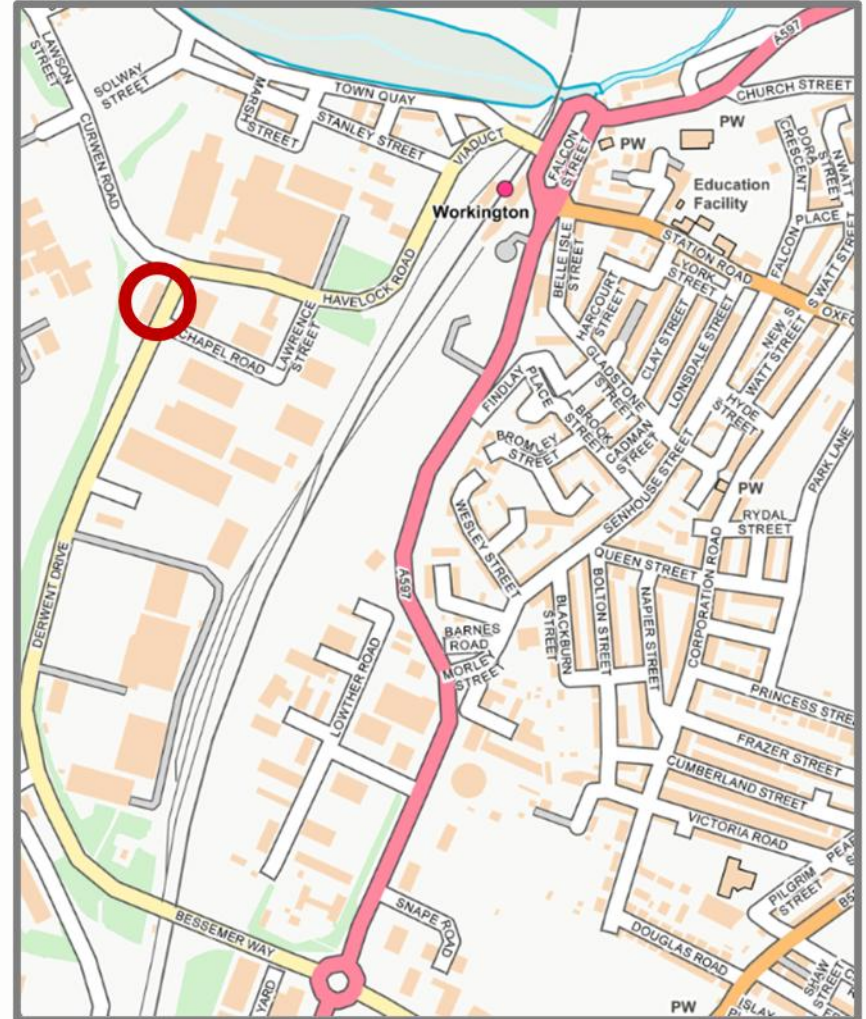
The subject property is situated on Derwent Drive, Workington. Retail park occupiers in close proximity includes Morrisons, Aldi, Home Bargains, McDonalds and Dunelm. The position is shown circled red adjacent

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.

This proposed unit is situated in the middle of the building and will provide a light industrial workshop or storage unit with roller door, rectangular configuration and WC.



| Description | Area Sq M | Area Sq Ft |
|---------------|-----------|------------|
| Proposed Unit | 113.81 | 1,225.04 |

Lease Terms and Rent

An Annual rent in the order of £21,500 per annum exclusive is applicable.

Services

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

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. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as restaurant and premises with a 2023 List Rateable Value of £69,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

The National Non-Domestic Rate for the current 2025/2026 rate year is 55.5p 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 price.

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:

**Ben Blain**

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Floor Plans

