

FOR SALE

**SALE PRICE REDUCED TO
£90,000 INVITED FOR THE
FREEHOLD WITH VACANT
POSSESSION**



**FORMER ST JOHN AMBULANCE BUILDING
FOX LANE • WORKINGTON • CA14 4BL**

**CARIGIET
COWEN**

Location

Workington is the main administrative and financial centre of West Cumbria, with a resident population of circa 30,000, and an estimated local authority catchment of around 95,000. The town is well served by the A595 and A596 trunk roads, and by rail to Carlisle, linking with the West Coast Main Line.

The subject property is located on Fox Lane in Workington, within an established residential area to the edge of the town centre, where there is a mix of national, regional and local retailers together with cafés and other amenities. The location benefits from good accessibility to the wider town, public transport links and nearby residential neighbourhoods, and may also offer potential for alternative uses, subject to the necessary consents.

The property is shown outlined in red on the attached title plan for information purposes only.

Description

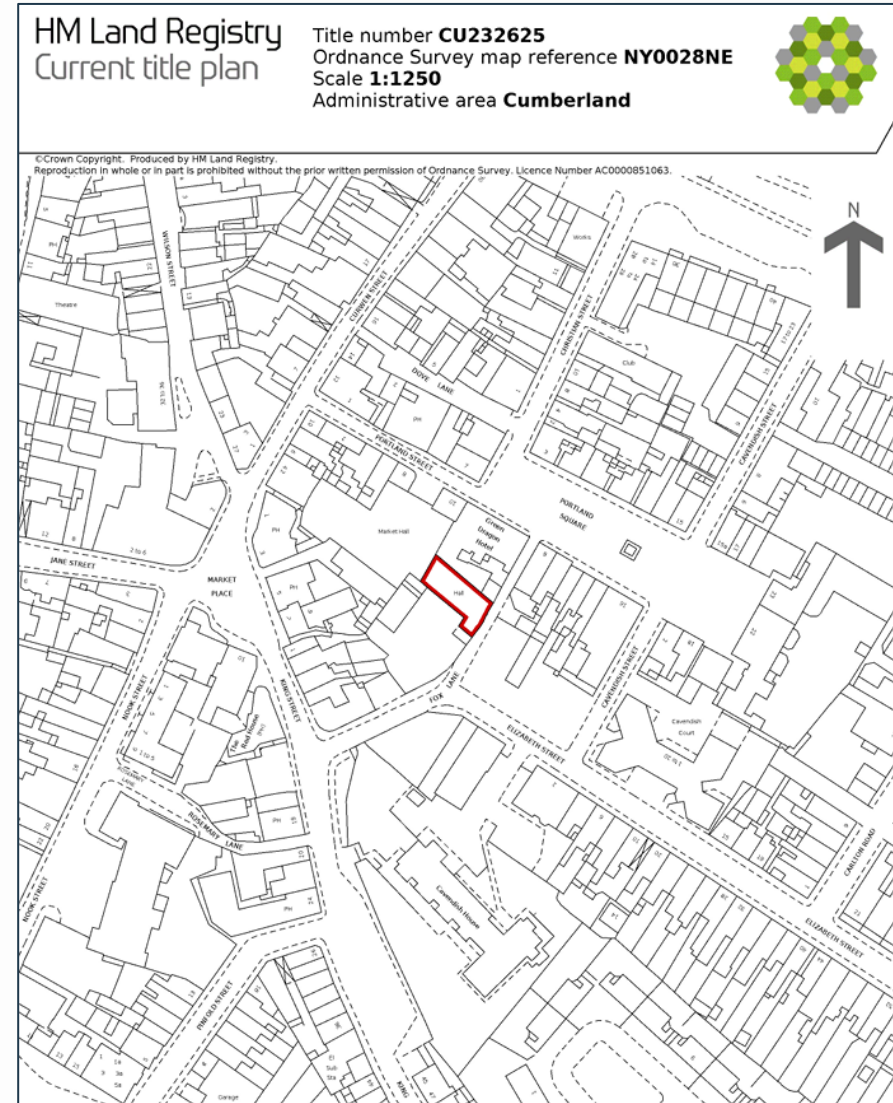
The former St John Ambulance building is a three-storey semi-detached building of traditional brick construction under a pitched slate roof, with rendered and painted elevations, with the main access door on Fox Lane.

Internally, the building provides the following:

- Ground floor provides large offices and a WC
- First floor with two function rooms
- Basement with office and storage rooms

The building would be suitable for a variety of commercial uses, including storage, gymnasium, studio and community uses.

The property will be sold as seen, and all interested parties are to undertake their own inspections for suitability.



Accommodation

The subject property provides the following net internal floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor	83.50	899
First Floor	136.50	1,470
Basement		

Sale Terms

Offers in the region of **£90,000** are invited for the Freehold interest with vacant possession. The property will be sold as seen.

Services

The property is connected to mains water, drainage, electricity and gas. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

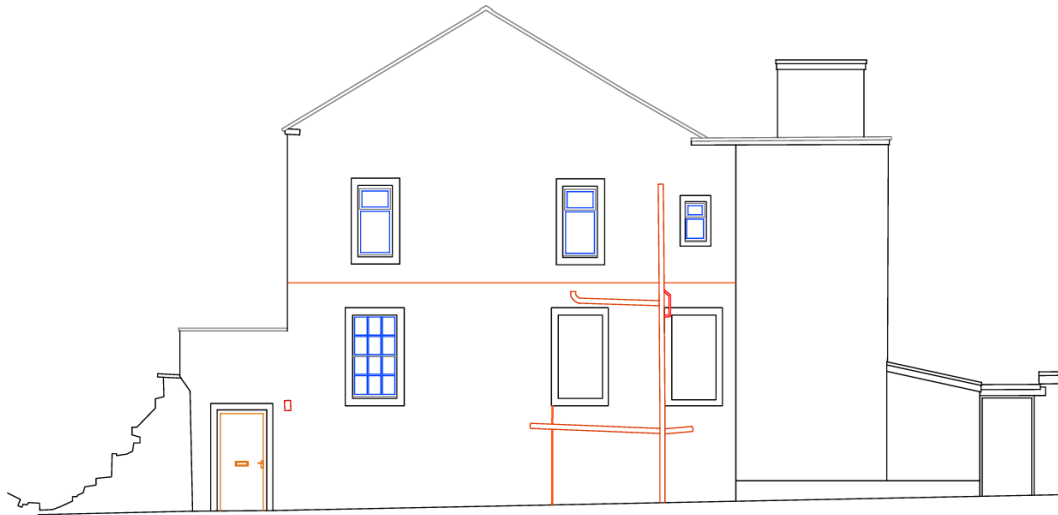
Planning

We understand the property holds planning permission under Use Class E but may be suitable for alternative uses, including residential, subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries and further information.

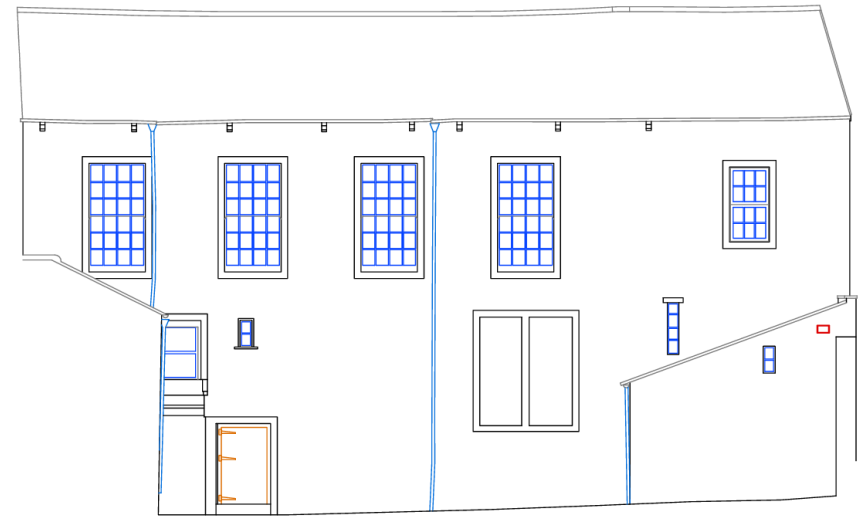




Elevations

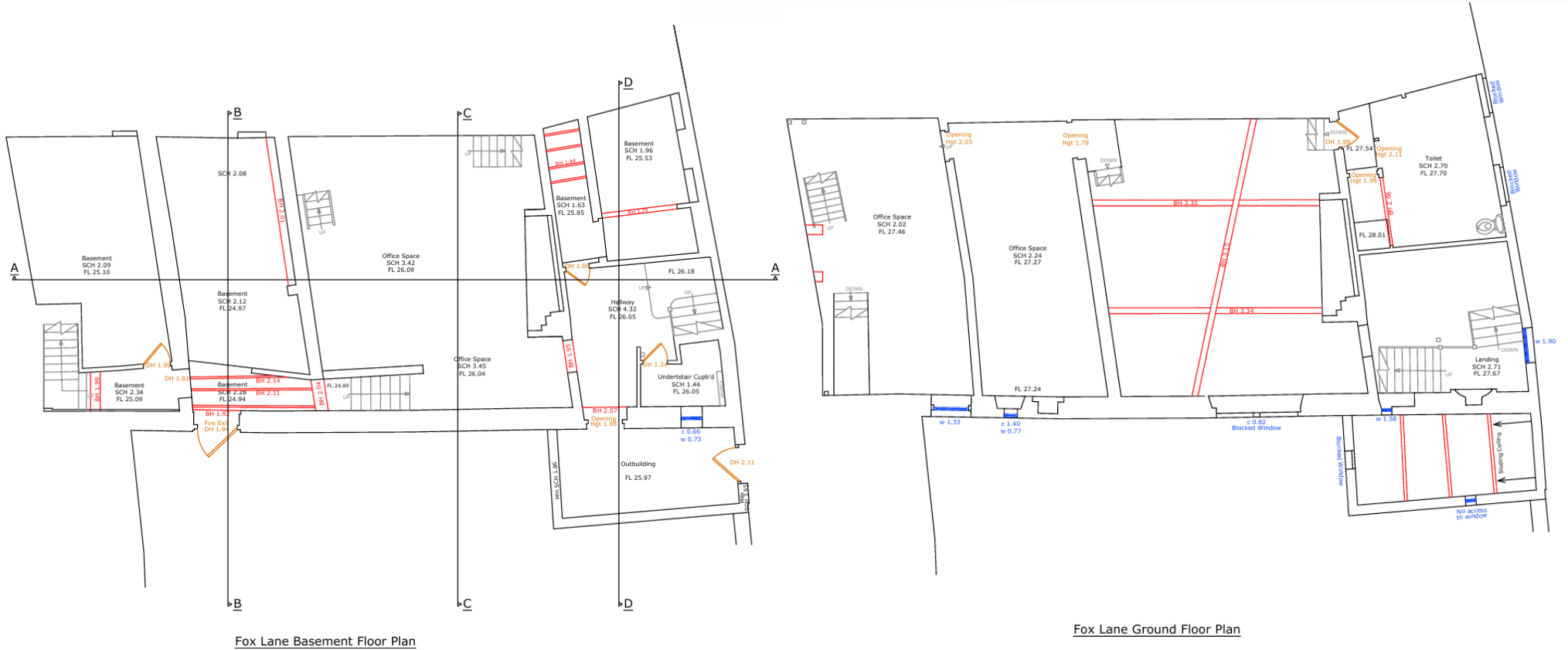


Fox Lane East Elevation



Fox Lane South Elevation

Floor Plans



Fox Lane Loft

Business Rates

The Valuation Office Agency website describes the property as Lecture hall and premises with a 2026 List Rateable Value of £5,200.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £.

*** 100% BUSINESS RATES RELIEF ATTAINABLE *
FOR QUALIFYING OCCUPIERS**

Energy Performance Certificate

We understand that an EPC is not required to be undertaken for this property.

VAT

We understand VAT is not payable on the sale price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

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