

47 MURRAY ROAD – WORKINGTON, CA14 2AB



## A1 SHOP TO LET

### LOCATION

Workington has a population of circa 25,000 located on the Cumbrian coast and is served by the A66 and A596 trunk roads. Carlisle is 35 miles north and Whitehaven some 8 miles to the south.

There are various multiple retailers in close proximity including **Holland & Barrett, Game, Ryman** and **Sports Direct**.

### ACCOMMODATION

The shop is arranged on ground floor and first floor providing the following approximate internal area:

<b>Internal Width</b>	24'	6.10m
<b>Shop Depth (max)</b>	54'4"	16.60m
<b>Ground Floor Sales</b>	800sqft	74.32sqm
<b>First Floor</b>	719sqft	66.80sqm

### LEASE

Available by way of a new 10 year effectively full repairing and insuring lease with 5 yearly upward only rent reviews.

### RENT

£27,500pax

**SUBJECT TO CONTRACT & VACANT POSSESSION**

### RATES

Rateable Value	£18,500pa
UBR (2019/2020)	£0.491
Rates payable	£9,083pa

To be confirmed following refurbishment. Interested parties should verify this figures with Allerdale Borough Council Business Rates Department (Tel: 0303 123 1702).

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### DECLARATION

A Director of Dresler Smith has an interest in this property.

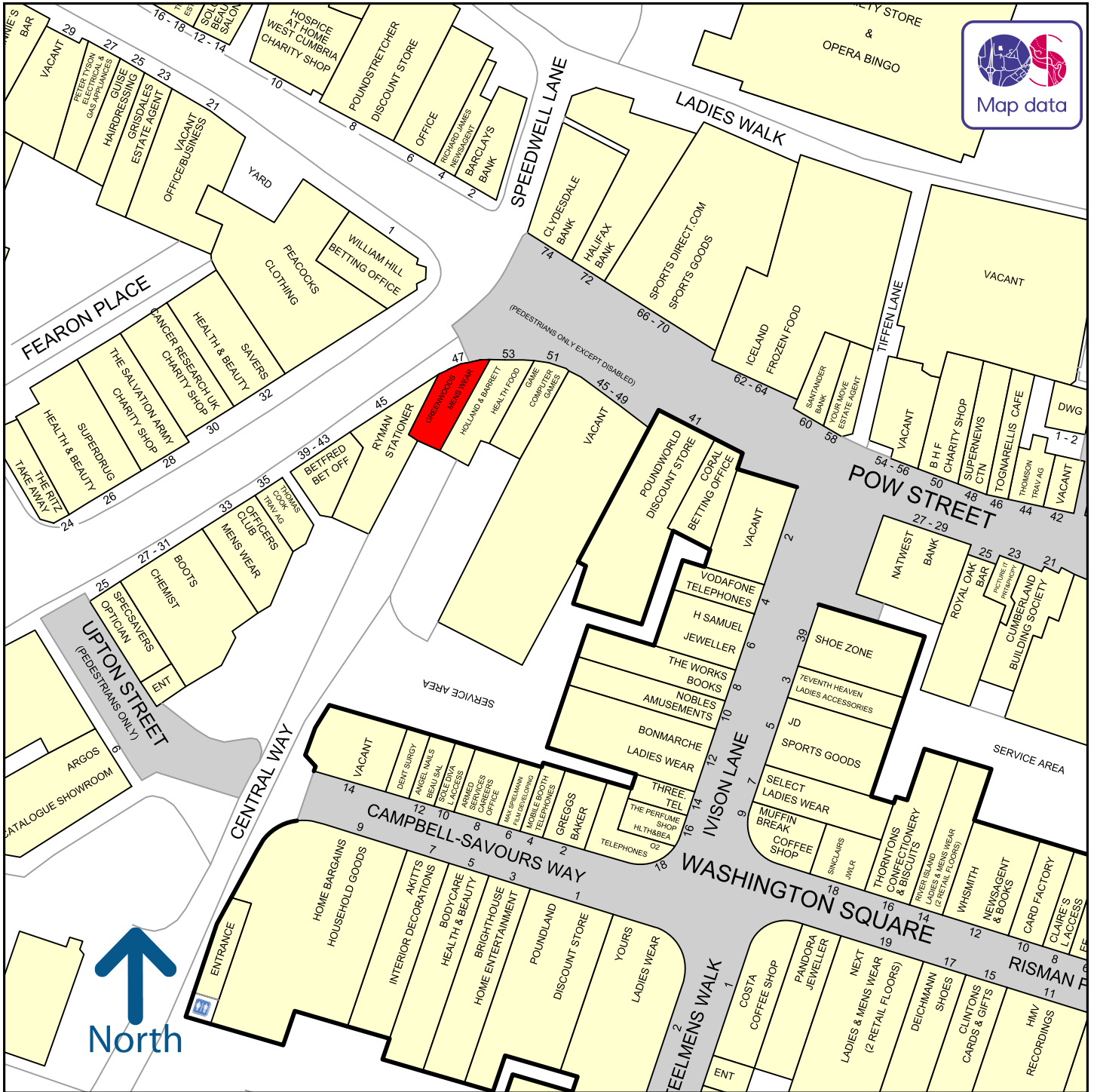
### VIEWING

All enquiries should be via the sole agents, Dresler Smith. For further information or to make arrangements to view, please contact:

**Dresler Smith** (Tel: 0113 245 5599)

Contact: David Dresler  
[davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)

**DATE OF PARTICULARS: APRIL 2019**



Experian Goad Plan Created: 12/09/2017  
Created By: Dresler Smith

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50 metres

THE PARTICULARS HEREIN BEING BY THE MINOR PRESCRIPTION ACT 1991 AND THE PROPERTY MISDESCRIPTION ACT 1991

Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.



# Energy Performance Certificate

Non-Domestic Building



Greenwoods Menswear Ltd  
47 Murray Road  
WORKINGTON  
CA14 2AB

Certificate Reference Number:  
0290-2712-9130-2800-1503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

114

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 141  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 98.73

## Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

91

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.