

Manchester Office: 0161 631 2852

## To Let



# Workington

Unit S41, 3 Steelmans Walk, Washington Square

First Floor Area: 7,848 sq ft (729.1 sq m)

Rent on Application



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#### **Location & Description:**

- Washington Square Shopping Centre dominates the prime retail offering in Workington town centre and provides approximately 263,000 sq ft of open pedestrianised retail space with 60 retail units.
- Key retailers include Next, Home Bargains, Poundland, River Island and New Look. The centre also benefits from a 427 space multistorey car park, the entrance to which is situated directly opposite the subject unit. Occupiers in the immediate vicinity include The Garden Bar & Restaurant, Costa Coffee and New Look.
- The premises are arranged over ground and first floor.

#### Demise:

Ground Floor 292 sq ft (27.1 sq m) First Floor 7,848 sq ft (729.1 sq m)

#### Rent

Available on request.

#### Lease:

The unit is available by way of new 10 year effectively full repairing and insuring lease subject to 5 year upward only rent reviews.

#### Service Charge:

Available on request.

#### EPC:

Available on request.

#### **Legal and Professional Fees:**

Each party to bear their own costs.

#### Rating Assessment:

Rateable Value (April 2023) - £49,250.

#### **Date Prepared:**

August 2024.

#### **Contact Us:**

**Tom Prescott** 

07841 168163

tom@barkerproudlove.co.uk

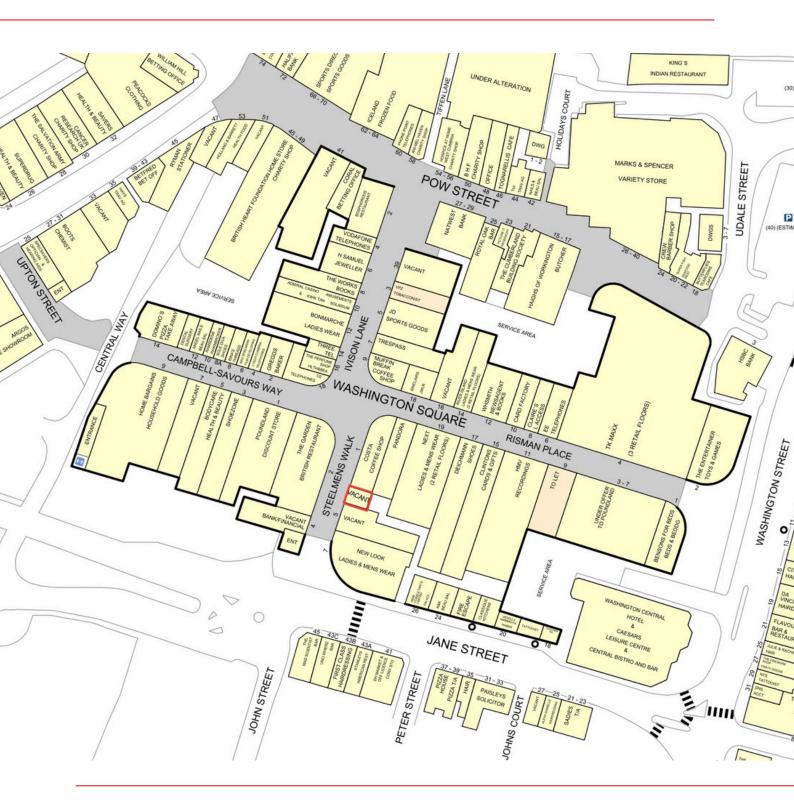
#### **Grant Owens**

07808 646576 grant@barkerproudlove.co.uk

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