

# To Let



## Workington

Unit S22, 1 Ivison Lane, Washington Square

2,386 sq ft (222 sq m)

Rent: £30,000 pax

## 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.**
- **The centre is anchored by Next, H&M, Home Bargains, Poundland, River Island, New Look and Laura Ashley.**
- **The centre also benefits from a 427 space multi-storey car park.**

### Demise:

Ground Floor 2,386 sq ft (222 sq m)

### Rent:

£30,000 per annum exclusive.

### 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:

On-account service charge for the current year stands at approximately £1,660.

### EPC:

Energy Performance Rating Assessment - C.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £48,250.

### Date Prepared:

August 2024.

### Contact Us:

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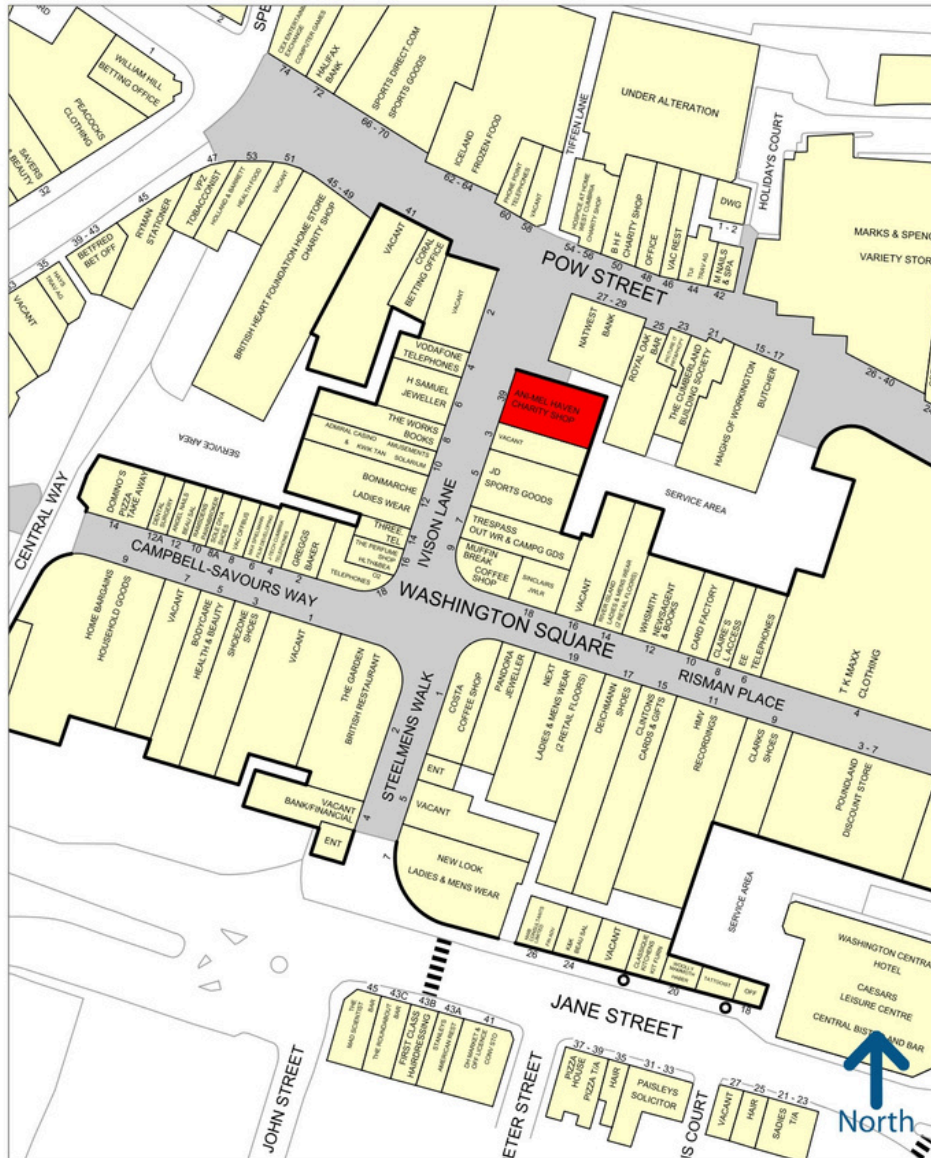
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Workington



50 metres  
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