

# To Let



## Workington

3 Ivison Lane, Washington Square, CA14 3DY

1,179 sq ft (110 sq m)

Rent on Application

Subject to Vacant Possession

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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.**
- **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.**

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**Demise:**

Ground Floor 1,179 sq ft (110 Sq m)

**Rent:**

Available upon 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 upon request.

**EPC:**

Energy Performance Asset Rating - D

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £24,000.

**Date Prepared:**

August 2024.

**Contact Us:**

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Workington



50 metres  
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