

33 Murray Road, Workington, CA14 2AB

£2,500 Per Calendar Month

Prime position in the heart of the main shopping area of Workington. These commercial premises have been previously used by a clothes retailer. They would be equally suitable as office space or retail outlet. With cafes, public transport, a range of shops close by this gives you the opportunity to gain from the very best of footfall from prospective customers.

Spread over three floors, there is lots of storage space which could easily be converted to office space. The rear access is most convenient for staff/deliveries.

MAIN SHOWROOM

49'0" x 34'9" (14.93 x 10.6)

Door opens into main showroom, access to window displays, door to store room, door to rear hallway leading to the back of the building

HALLWAY

Access to first floor

STORAGE ROOM ONE

11'10" x 6'3" (3.6 x 1.91)

STAIRS TO FIRST FLOOR

OFFICE SPACE

10'6" x 6'2" (3.2 x 1.87)

This room contains a safe.

STORAGE ROOM TWO

27'4" x 20'7" (8.33 x 6.28)

At the moment this room has storage for clothing.

STAIRS TO SECOND FLOOR

STORAGE ROOM THREE

11'2" x 9'6" (3.41 x 2.9)

STORAGE ROOM FOUR

5'10" x (1.77 x)

STAFF KITCHEN

13'0" x 9'10" (3.95 x 3)

Stainless steel sink, electric water heater, doors to male & female washrooms

EXTERNALLY

LEASE INFORMATION

The premises are available on a lease at a rent of £30,000 PA.

The tenant is responsible for insurance of contents, internal repairs and decor.

DIRECTIONS

From the A66 enter Workington. At the Ramsay Brow traffic signals turn left onto A596 Washington Street. Into right hand lane, at traffic signals turn right onto Jane Street. At roundabout continue straight ahead onto Oxford Street. Turn right onto Murray Road. The property is on the right hand side.

IMPORTANT INFORMATION / VIEWINGS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available for viewing. This is particularly important if you are contemplating travelling some distance.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

Valid passport

Valid photo card driving licence

National Insurance Certificate

Firearms Certificate

Birth Certificate

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

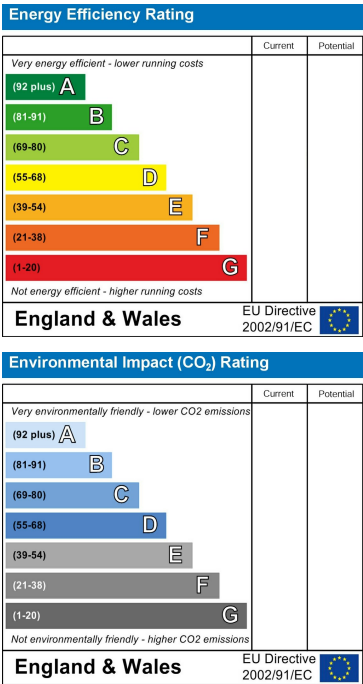
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.