

**TO LET** Unit 4  
Murray Road  
Workington  
CA14 2AG



## TO LET - PROMINENT RETAIL UNIT

- Open-plan ground floor sales accommodation with ancillary space to the rear
- Additional first floor accommodation suitable for storage, offices or ancillary use
- Glazed retail frontage providing excellent visibility and natural light
- Net Internal Area of approximately 4,044 sq ft (375.70 sq m)



## UNIT 4, RITZ SHOPPING CENTRE, MURRAY ROAD, WORKINGTON, CUMBRIA, CA14 2AG

The property comprises a ground and first floor retail unit, most recently occupied by Cancer Research UK. The accommodation provides open-plan sales space at ground floor, with ancillary accommodation to the rear and at first floor level.

The unit benefits from a glazed retail frontage onto Murray Road, offering excellent visibility, together with rear servicing access. The property would be suitable for a wide range of retail or service-led occupiers, subject to the necessary consents.

The current tenant is due to vacate at the end of February, with the unit available for occupation thereafter.

### Location

Workington is the principal retail centre for West Cumbria, serving a resident population of approximately 25,000, with a wider catchment extending to nearby towns including Seaton, Maryport and Cockermouth. The town benefits from good road connectivity via the A596 and A66, providing access to Whitehaven, Carlisle and the wider Cumbria region.

The property occupies a prominent position on Murray Road, within the established Ritz Shopping Centre, one of the town's core retail destinations. Surrounding occupiers comprise a strong mix of national and local retailers and service providers, generating consistent pedestrian footfall throughout the day. Murray Road forms part of Workington's prime retail pitch and lies close to Washington Square Shopping Centre and the town's main bus depot, further enhancing footfall levels.

### Accommodation

Accommodation (Net Internal Area)

Ground Floor: 2,005 sq. ft (186.23 m<sup>2</sup>)

ITZA: 1,029 sq. ft (95.60 m<sup>2</sup>)

First Floor: 2,039 sq. ft (189.46 m<sup>2</sup>)

Total: 4,044 sq. ft (375.70 m<sup>2</sup>)

	Sq Ft	Sq M
Ground Floor	2,005	186.26
First Floor	2,039	189.42
<b>TOTAL</b>	<b>4,044</b>	<b>375.69</b>

### Tenure

To let on new full repairing and insuring lease for a term of years to be agreed.

### VAT

VAT applicable on the rent and other outgoings

### Business Rates

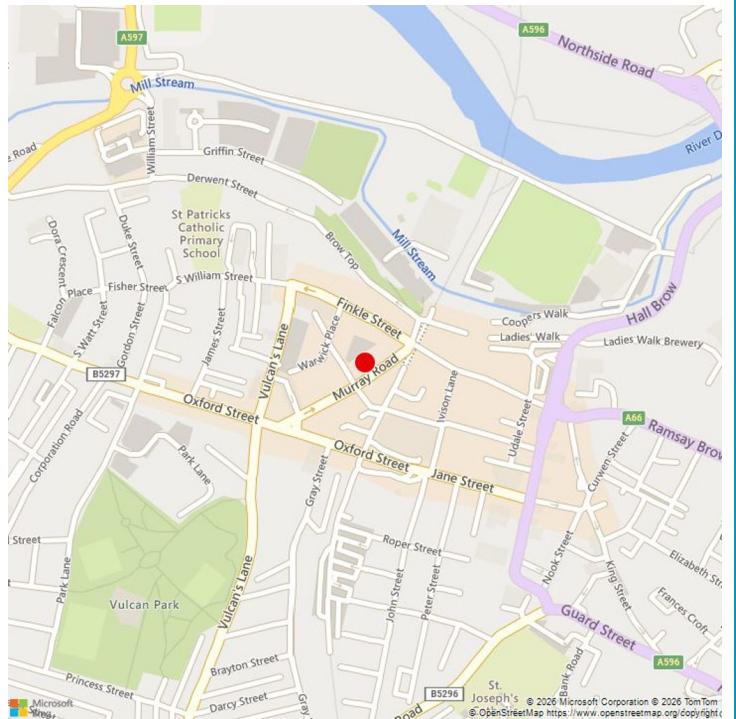
Current Rateable Value: £25,500

### Legal Costs

Each party will be responsible for their own legal / professional fees.

### Tenure & Terms

The property is offered To Let by way of a new Full Repairing and Insuring (FRI) lease, subject to contract.



### Additional Information

#### Rent

£30,000 Per Annum

#### EPC

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#### Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd  
For further information please contact:

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