

100% Prime Retail Shop To Let on New Lease

25 King Street
Whitehaven
CA28 7JN



Prime retail unit adjacent to Boots.

Whitehaven is situated on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth and 44 miles from access to the M6 motorway at junction 40. The town has a resident population of approximately 25,000 and serves as a significant retail, service and employment centre to the outlying rural areas.

Location

The property is situated in a 100% prime retailing location adjacent to Boots and close to major multiples such as M & Co, Dorothy Perkins, Greggs, Poundland, Costa Coffee and Burton menswear.

Description

The property comprises a mid terraced shop property arranged on basement, ground, first and second floor providing retail sales at basement, ground and first with ancillary accommodation at second floor.

Accommodation

The property has the following approximate areas and dimensions:-

Ground Floor

Internal width	19' 2"
Shop depth	41' 8"
Sales	715 sq ft
ITZA	540 sq ft

Basement

Sales	470 sq ft
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First Floor

Sales	508 sq ft
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Second Floor

Stock	190 sq ft
Office	64 sq ft
Kitchen plus w.c.	121 sq ft

Lease

The property is to let on a new full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of year 5 at a guaranteed rental of £27,500 p.a. exclusive of rates and VAT payable quarterly in advance.

Rateable Value

Rateable Value £23,250 UBR 43.3p

EPC



Legal Costs

Each party to be responsible for the payment of their own legal fees.

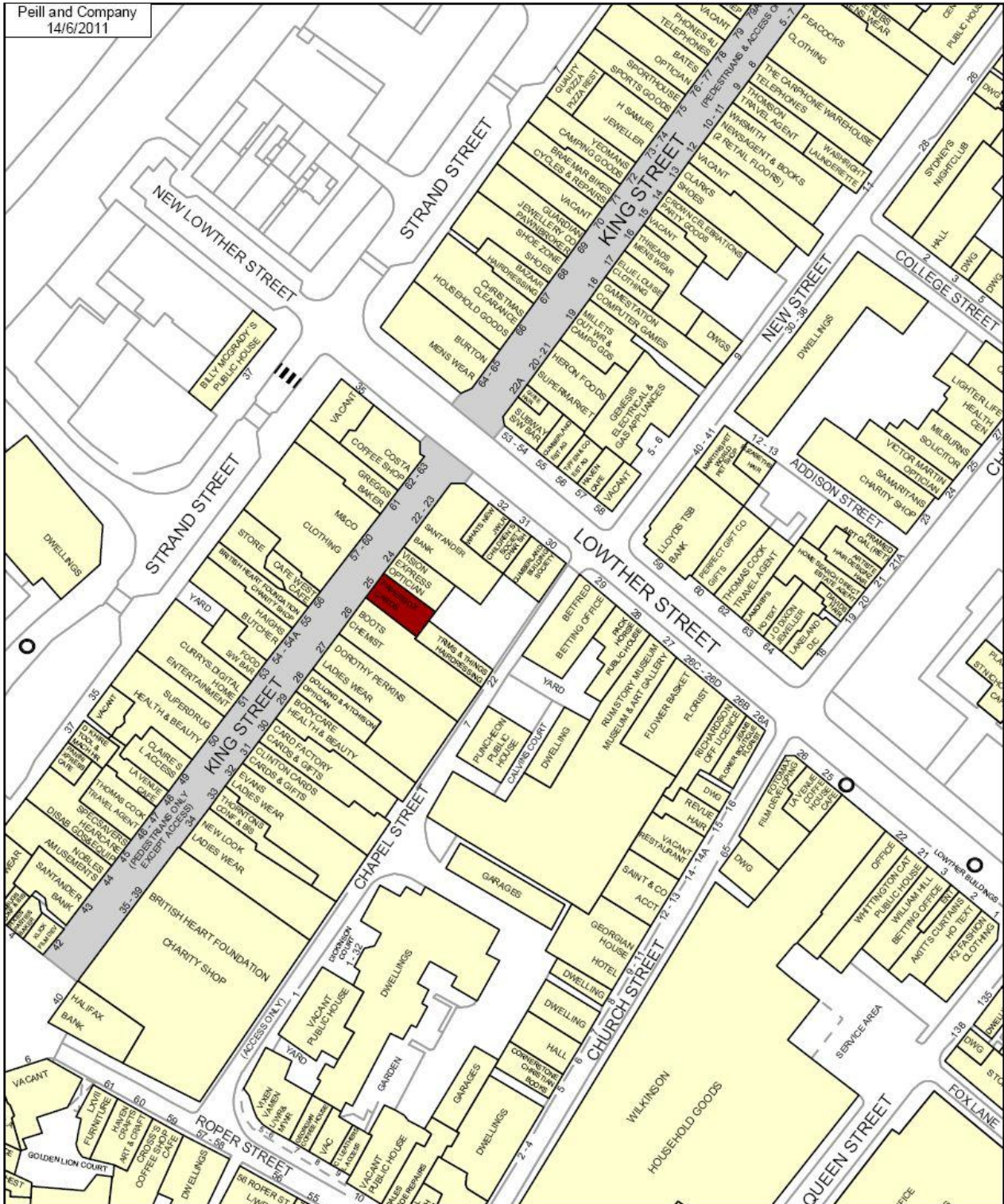
VAT

The property has been registered for VAT and VAT will therefore be payable on the rental.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

Peill and Company
14/6/2011



50 metres