

## 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