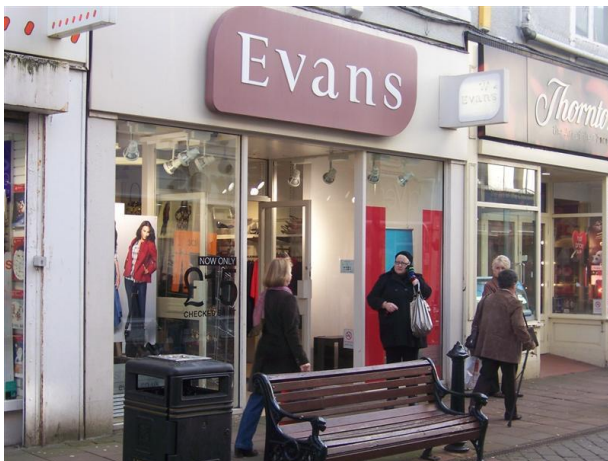


**\*Incentivised Rental\*****Prime Shop  
To Let on New Lease**

**32 King Street  
Whitehaven  
Cumbria  
CA28 7JN**



**100% Prime retail unit – ground floor  
sales 2,080 sq ft – 193.3 sq m**

Whitehaven is situated on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth. 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 retail pitch within the pedestrianised King Street close to leading multiples such as Boots, Currys, Superdrug, Bodycare, Greggs etc.

**Description**

The property comprises a mid terraced shop property with excellent display facilities arranged on ground, first and second floors.

**Accommodation**

The property has the following approximate areas and dimensions:-

Internal width	19'4"	5.9m
Shop and built depth	98'6"	30m
Ground floor sales	2,100 sq ft	195 sq m
First floor ancillary	610 sq ft	56.7 sq m
Second floor ancillary	513 sq ft	47.7 sq m

**Lease**

The property is to let on a new full repairing and insuring lease for a term of years to be negotiated subject to 5 yearly upward only rent reviews at a commencing rental of £19,500 p.a. exclusive of rates and VAT payable quarterly in advance.

**Rateable Value**

Rateable Value £28,250                      UBR 43.3p

Applicants are advised to make their own enquiries of the Local Rating Authority, Copeland Borough Council, Tel: 0845 054 8600.

**EPC**

To be provided.

**Legal Costs**

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

**VAT**

The property has not been registered for VAT at the present time.

**Viewing**

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

