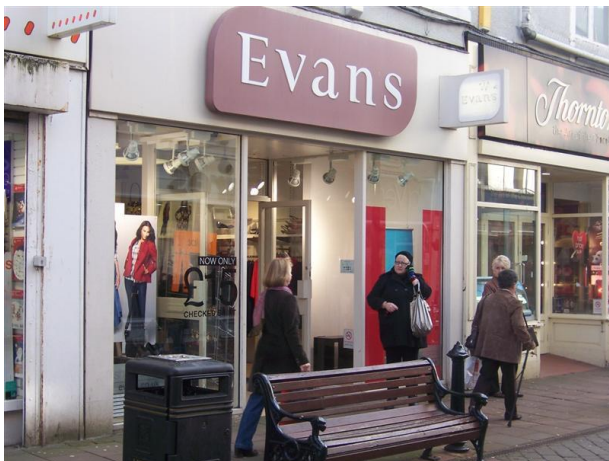


Incentivised Rental

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.

