

Prime Retail Shop To Let

**52 King Street
Whitehaven
Cumbria
CA28 7JH**



Modern, purpose-built, fully serviced suite of 1,530 sq ft (142 sq m) within 20 minutes drive to Kendal and Lancaster.

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 location adjacent to Superdrug and close to major multiples such as Boots, New Look, Specsavers and Bodycare, with the exact location being identified on the attached copy Goad extract.

Description

The property comprises a 2-storey mid-terraced shop property arranged over ground and first floors with excellent display facilities to King Street and having the following approximate areas and dimensions:-.

Accommodation

Gross frontage	26.4 ft	(8.02 m)
Internal width	25 ft 6 in	(7.8 m)
Shop depth	53 ft	(16.2m)
Built depth	72 ft 3 in	

Ground floor sales	1,265 sq ft	(117.5 sq m)
Rear ancillary	373 sq ft	(34.7 sq m)
First floor	1,146 sq ft	(138 sq m)

Rear delivery with metal concertina doors.

Lease

The property is offered 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 £40,000 per annum, exclusive of rates and VAT.

Rating Assessment

Rateable value £35,750
UBR – 43.3p

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

Energy Performance Certificate

To be provided.

Legal Costs

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

VAT

All rentals and other outgoings are quoted exclusive of VAT.

Viewing

Strictly by appointment through joint agents, Peill & Company, tel 0845 450 4444 (Peter Nicholson dealing) peter@peill.com or kendal@peill.com for viewings, or Christo & Co (Clive Brier dealing) clive.brier@christo.co.uk.



Peill and Company
22/9/2011



50 metres