

## Prime Shop To Let on New Lease

**53 King Street  
Whitehaven  
CA28 7JH**



**100% prime retail shop adjacent to Currys and close to Boots, Dorothy Perkins, Clinton Cards and other leading multiples.**

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 100% prime retail location in pedestrianised King Street which is the towns very well defined prime retail area. The subject property is situated in the middle of the southern section of King Street which is significantly the stronger section with representation from Woolworths, Boots, Currys Digital, Superdrug and many other leading multiples.

### Description

The property comprises a mid terraced shop property arranged on ground, first and second floors and provides the following approximate areas and dimensions:-

Internal Width	5.5 m	18' 0"
Maximum Shop Depth	13.8 m	45' 3"
Ground Floor Sales Plus w.c.'s.	73.4 sq m	790 sq ft
First Floor Storage	46.0 sq m	500 sq ft
Second Floor - Void.		

Outside:

Car parking space and yard to rear.

### Lease

The property is to let on a new full repairing and insuring lease for a 10 year term subject to an upward only rent review at the end of year 5 at a commencing rental in the region of £25,000 p.a. exclusive of rates and VAT payable quarterly in advance.

### Rateable Value

Rateable Value £21,750 UBR 41.1p  
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 been registered for VAT and VAT is therefore chargeable on the rental.

### Viewing

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

Peill and Company  
10/2/2011



50 metres