

## For Sale or To Let on New Lease

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



### Ground floor lock up shop

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. Recent acquisitions by Argos, B & M Retail, Claires Accessories, New Look, Ethel Austin and Peacocks Stores have significantly improved the town's status as a shopping centre

#### Location

The property is situated in King Street which forms Whitehaven's prime retail area and is pedestrianised. There is strong representation from national multiples with Shoe Zone, W.H. Smith, Arcadia and many others being located in the immediate vicinity as shown on the attached copy Goad extract.

#### Accommodation

The property provides the following approximate areas and dimensions:-

Gross frontage	19'
Internal width	17'
Shop depth	68'
split level at	37' 9"
partitioned at	55' 9"

Ground floor sales 970 sq ft (90.11 sq m)  
plus kitchen and w.c.

#### Rateable Value

To be reassessed.

#### Services

Mains water, drainage and electricity are connected to the property.

#### Lease

The property is to let on a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews at a commencing rent of £12,000 per annum.

#### Freehold

Freehold of ground and upper parts available at £350,000.

#### Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

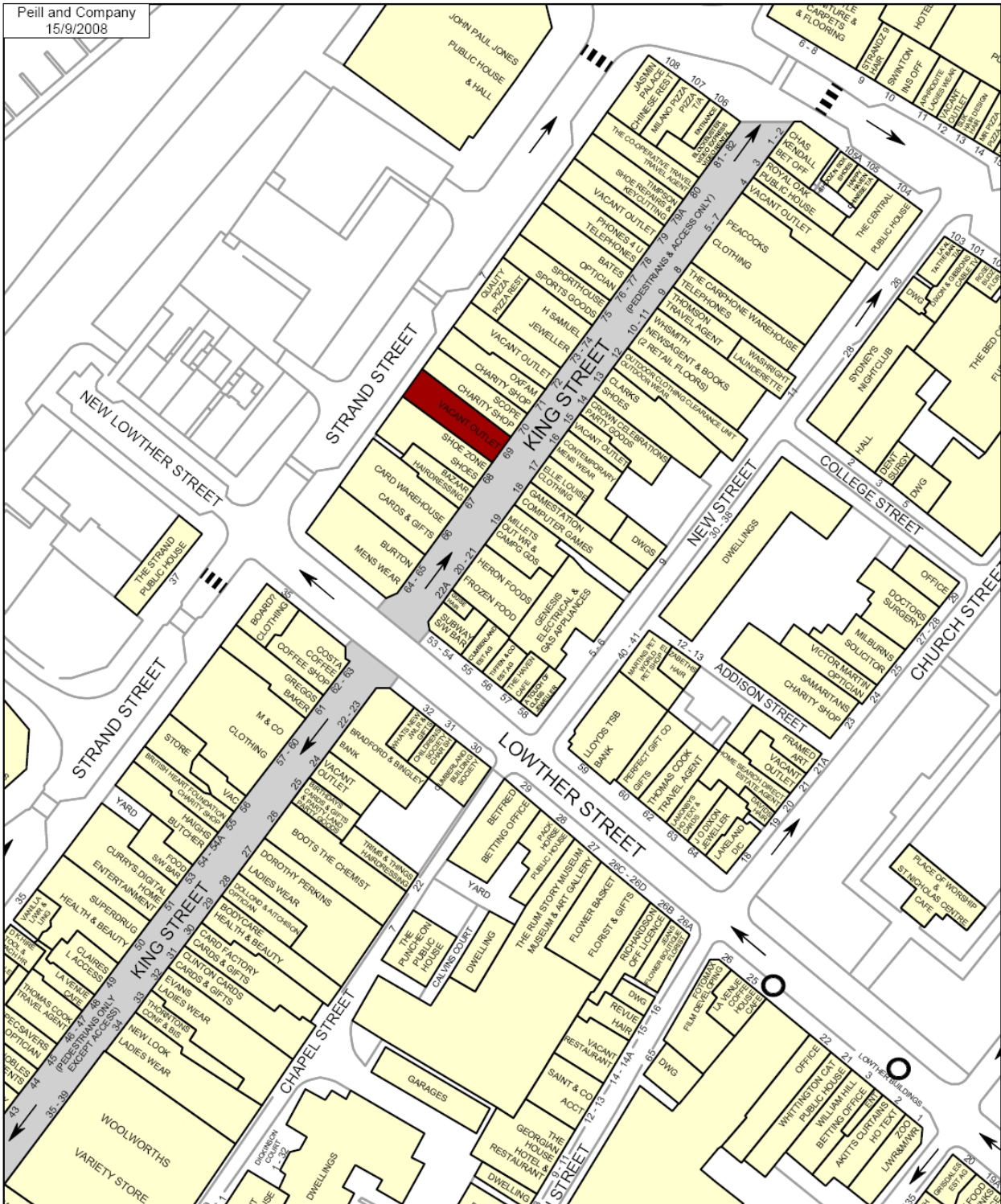
#### VAT

The property has not been registered for VAT at this stage.

#### Viewing

Peill & Company, Tel 0845 450 4444 – Pete Nicholson (pete@peill.com).

Peil and Company  
15/9/2008



50 metres