

## To Let on New Lease

**Unit 1, Lowther Buildings**  
**Lowther Street**  
**Whitehaven**  
**CA28 7DG**



### Modern Prominent Corner Retail Unit With First Floor

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 an excellent trading location on Lowther Street which is not pedestrianised and provides the location for the towns main central bus stops. The subject property is close to the Wilkinsons Superstore with Dixons Department Store providing a good anchor at the eastern end of Lowther Street.

#### Description

The property comprises an attractive modern retail unit with good display facilities together with a first floor store with shared goods lift.

#### Accommodation

The property has the following approximate areas and dimensions:-

##### Ground Floor

Internal width	17' 0"	( 5.18 m)
Shop depth	50' 0"	(15.24 m)
Sales Area	842 sq ft	(78.22 sq m)
Rear Ancillary (part shared)	172 sq ft	(15.98 sq m)
Shared Lift		

##### First Floor

Storage	344 sq ft	(31.96 sq m)
Kitchen	18 sq ft	( 1.67 sq m)
plus w.c.		

#### Rateable Value

Rateable Value £8,000                      UBR 43.3p

#### Lease

The property is to let on a new 10 year full repairing and insuring lease subject to an upward only rent review at the end of year 5 at a commencing rental of £16,500 p.a. exclusive of rates and Vat payable quarterly in advance.

#### EPC



#### Legal Costs

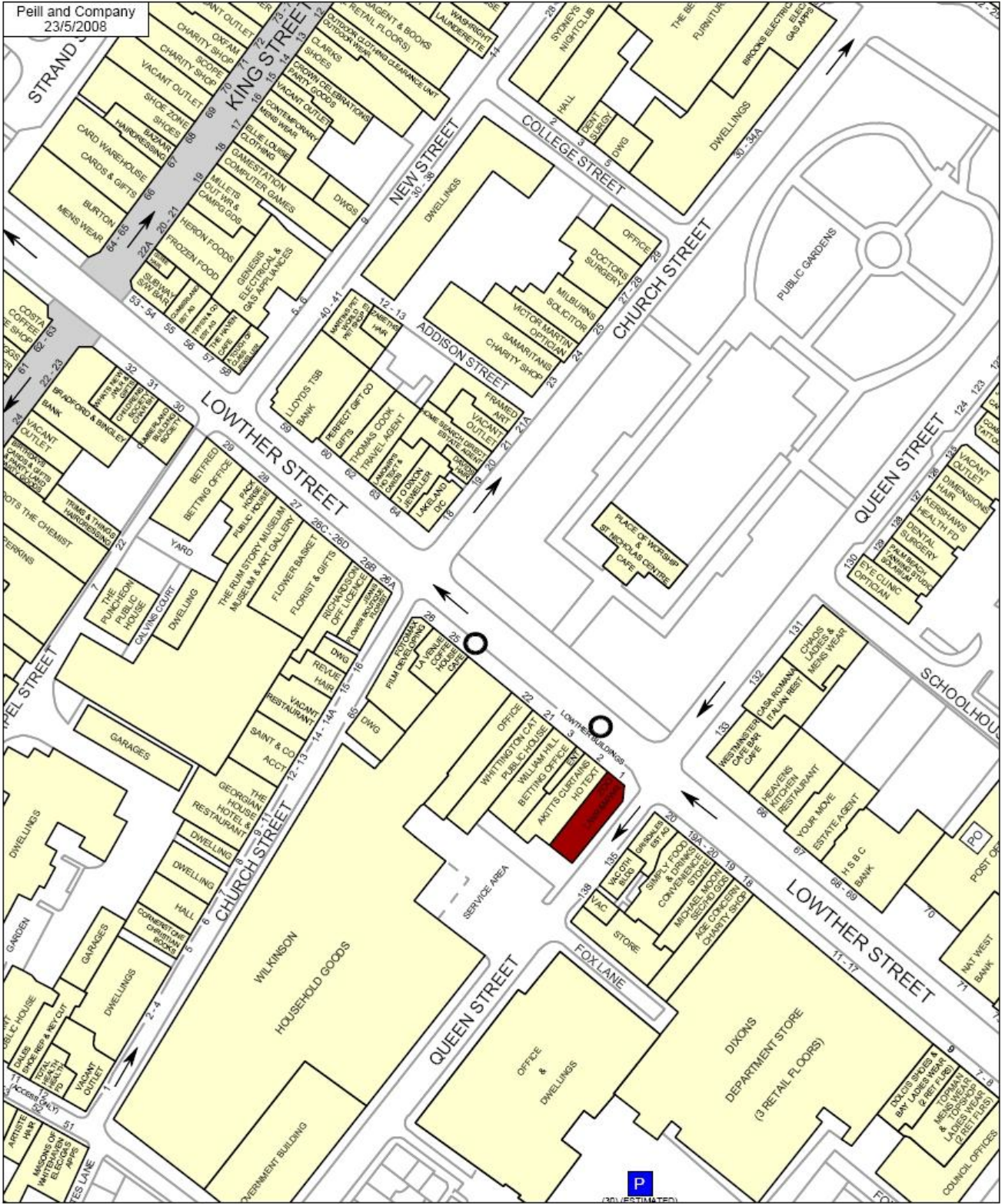
Each party to be responsible for the payment of their own legal fees.

#### VAT

The property has been registered for Vat and Vat is therefore chargeable on the rental.

#### Viewing

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



Peill and Company  
23/5/2008

50 metres