

Prime retail unit to let

25 King Street
Whitehaven
Cumbria
CA28 7JN



Prime location close to Greggs, Costa, Boots, Superdrug,
Dorothy Perkins, M & Co

Whitehaven is situated on the west coast of Cumbria just outside the Lake District National Park, and situated approximately 52 miles north of Barrow-in-Furness, 7 miles south of Workington, and 35 miles from Carlisle. Access to the M6 motorway is at junction 40 approximately 40 miles distant via the A66 trunk road. Whitehaven benefits from significant employment from the Nuclear and renewable energy industry, and the town centre has benefitted from the recent relocation of Sellafield office staff into a new built office development in the town centre (Albion Square). Plans are also afoot for a 75,000 sq ft new build office building, a 4 star hotel and work has commenced on an incubator unit on the edge of the town centre for further office occupiers. Whitehaven serves as the retail centre for the immediately surrounding area.

Location

The subject property which is shown for identification purposes on the enclosed street traders plan occupies a 100% prime retail location close to occupiers such as Costa Coffee, Greggs, McKays, Boots the Chemist, Subway, Superdrug and Dorothy Perkins. The property is a short distance from the junction of King Street and Lowther Street and there is plentiful on street and public car parking in the immediate vicinity.

Description

The property comprises a substantial mid-terraced building arranged over basement, ground, first and second floors, and benefits from a retail stair from the ground floor to lower ground floor and from ground floor to first floor. Accordingly, there is the ability to trade from 3 levels with ancillary accommodation at second floor level. The property has the following accommodation:-

Accommodation

Ground floor		
Internal width	5.76 m	(18 feet 11 inches)
Shop depth	12.70m	(41 feet 9 inches)
Sales area	69.39 sq m	(747 sq ft)
First floor Sales area	41.62 sq m	(448 sq ft)
Second floor office, staff and ancillary	36.69 sq m	(395 sq ft)
Basement Sales	44.14 sq m	(475 sq ft)
Total net internal area	191.84 sq m	(2,065 sq ft)

Terms

The property is available on the basis of a new full repairing and insuring lease for a term of 5 years or longer subject to 5-yearly rent reviews.

Rent

A commencing rental of £23,500 per annum.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £18,000
UBR – 49.1p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is registered for VAT and VAT is therefore payable on rent and any other items under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

NB. Availability is subject to obtaining vacant possession of the property.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



