

**Prime retail premises to let or for sale**

**72 King Street  
Whitehaven  
Cumbria  
CA28 7LE**



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 so is a significant retail, service and employment centre to the outlying rural areas.



### Location

The subject property shown for identification purposes edged red on the enclosed street traders plan and is situated in a prominent pedestrianised location close to premises occupied by EE, WH Smith, Peacocks, Post Office and a range of strong local traders.

### Description

The property comprises a fitted ground floor retail unit ready for more-or-less immediate occupation, together with ancillary accommodation on the upper floors and offers the following accommodation:-

### Accommodation

Internal width	4.3m	(14ft 2")
Shop Depth	21.4 m	(70ft )
Ground floor sales area	98.28 sq m	(1059 sq ft)
First floor storage	29.5 sq m	(317 sq ft)
<b>Total internal area</b>	<b>127.78 sq m</b>	<b>(1376 sq ft)</b>

### Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of 3 years or longer subject to 3 yearly rent reviews

### Rent

A commencing rental of £12,000 per annum exclusive of rates

### In-going incentive

The Landlord is prepared to offer a rent-free period to an incoming tenant (subject to satisfactory references).

### Freehold sale

Alternatively, our clients would consider a freehold sale of the property at a price of £150,000.

### Legal Costs

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

### Rating Assessment

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

Rateable value £12,250  
UBR – 48.0p (2018/2019)

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

**(A qualifying occupier is likely to benefit from small business rate relief, meaning a significant reduction in business rates payable)**

### Energy Performance Certificate

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

### VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

### Viewing

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

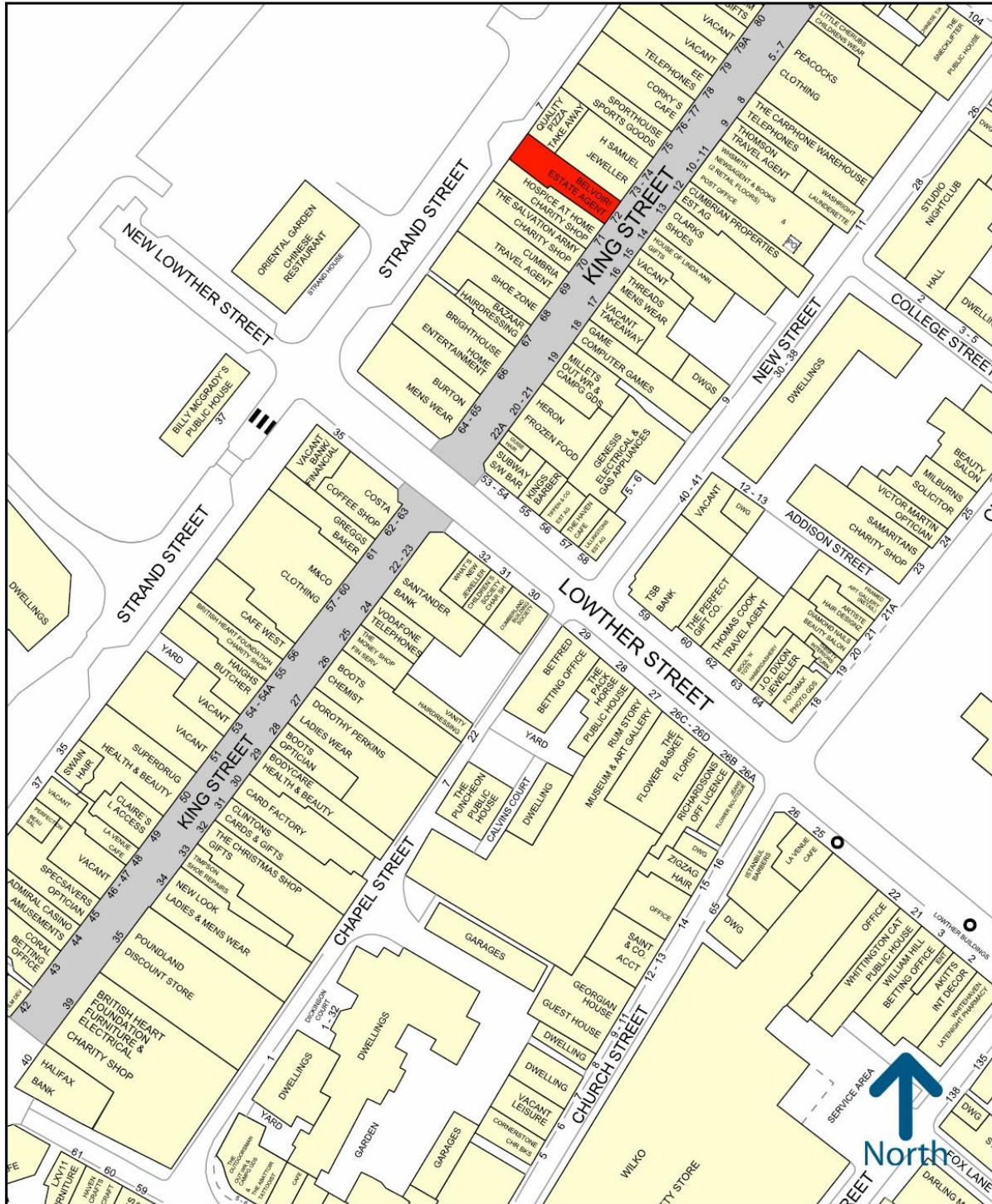
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Plan for identification purposes only

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