

Prominent town centre shop to let on a new lease

18 Lowther Street
Whitehaven
Cumbria
CA28 7AL



Prominent position adjoining Dixon's Department Store, opposite Nat West and a range of independent traders

Whitehaven is an attractive Georgian town, situated on the west coast of Cumbria on the edge of the Lake District National Park and significant employers include Sellafield Ltd, Nuclear Decommissioning Authority and a range of international companies associated with the nuclear and energy industries. Whitehaven is approximately 7 miles north of Sellafield and Egremont, 5 miles south of Workington, 52 miles north of Barrow in Furness and 44 miles south west of Carlisle. The town lies just off the A595 West Cumbria coastal route and is becoming an increasingly popular tourist destination.



Location

The subject property, which is shown for identification purposes on the enclosed street traders plan occupies a prominent location on Lowther Street with the benefit of on street car parking permitted in the immediate vicinity, together with plentiful public car parking. The property is immediately adjacent to the Dixon's Department Store where concessions within the store include Top Shop, Crew Clothing, Superdry, White Stuff and Phase Eight. In addition, the property is immediately opposite Nat West Bank, HSBC Bank, Your Move, The Yellow Earl Café, Westminster Café and a range of strong independent traders.

Description

The property comprises a lock-up ground floor shop with additional storage accommodation to the rear and offers the following accommodation:-

Accommodation

Ground floor sales area	97.1 sq m	(1045 sq ft)
Ground floor ancillary accommodation	10.9 sq m	(117 sq ft)
Total internal area	108 sq m	(1163 sq ft)
Internal Width	4.17 m	(13 ft 9 inches)
Shop Depth	27.15 m	(89 ft 1 inch)
Rear servicing		
Ladies & Gents wc's		

Terms

The property is available to let on the basis of a new 3-year internal repairing and insuring basis, or longer subject to 3 yearly rent reviews.

Rent

A commencing rental of £10,750 per annum exclusive.

Rating Assessment

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

Rateable value £8,000
UBR – 48.0p (2018/2019)

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

NB. Under the current business rate regime, it is likely that an occupier of the subject property would benefit from small business rate relief, meaning that zero rates would be payable. Further details available on request

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

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

Viewing

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

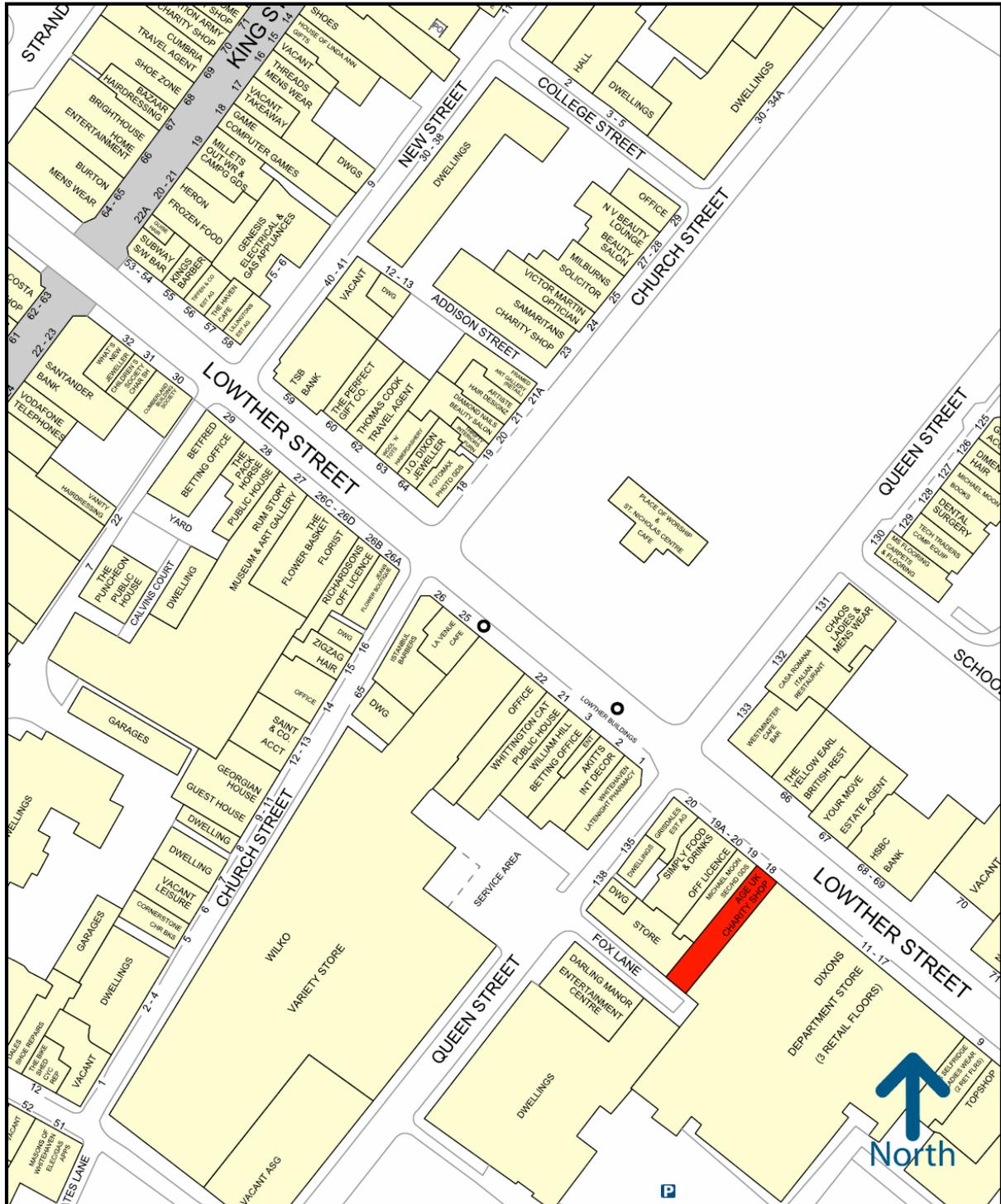
IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.



Whitehaven

Peill & Co
01539 727 378 www.peill.com



Plan for identification purposes only

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.