

**PROMINENT & SUBSTANTIAL TOWN CENTRE SHOP
TO LET ON A NEW LEASE**

19a-20 Lowther St
Whitehaven
Cumbria
CA28 7AL



Excellent location with on-street parking outside
SMALL BUSINESS RATE RELIEF AVAILABLE



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 relocation of Sellafield office staff into a new built office development in the town centre (Albion Square). Whitehaven serves as the retail centre for the immediately surrounding area.

Location

The property, which is shown for identification purposes edged red on the attached street traders' plan occupies a very prominent location in the centre of Whitehaven on Lowther St. The property has the benefit of on-street car parking available immediately outside (and on adjoining streets) and plentiful long-term pay & display parking. The property is close to Cumberland Council offices, and Albion Square, Sellafield's 100,000 sq ft office complex.

Description

The property comprises a ground floor retail unit with ancillary storage accommodation in the basement. The property has most recently been used as a convenience store and off-licence. There are staff WC facilities at ground floor level.

Accommodation

The property offers the following accommodation:-

Ground Floor Net Internal Area	99.00 sq m	(1,066 sq ft)
Basement	62.94 sq m	(678 sq ft)
TOTAL	161.94 sq m	(1,744 sq ft)

Terms

The property is available to let on a new lease for a term of 5 years, or longer, on a full repairing and insuring basis (by way of a service charge).

Rent

A commencing rental of £12,500 per annum exclusive.

Rating Assessment

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

Rateable value £10,250
UBR – 49.9p (2023/2024)

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

NB. Under the current business rate regime, it is likely that a qualifying 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 'E-115'

Services

To be confirmed

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Planning

The property has most recently been used as a convenience store and off-licence and would therefore be suitable as retail, showroom, offices or café/restaurant without the need for a change of use. We are advised that the property is listed as being of special architectural and historic interest. Potential occupiers should make their own enquiries of Cumberland Council.

Legal Costs

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

VAT

The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

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

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.



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50 metres

Experian Goad Plan Created: 11/02/2024
Created By: Peill and Company



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