

For sale or to let - prime retail premises with A5 Hot Food/Takeaway consent

17 King Street
Whitehaven
Cumbria
CA28 7LA



Prime retail premises with A5 take-away consent close to Peacocks, WH Smith, Post Office, Subway, Costa and Greggs

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 property is located in one of the pedestrianised sections of King Street close to its junction with Lowther Street and close to occupiers including the Post Office, WH Smith, Peacocks, Costa Coffee, Greggs and Subway. The location of the property is shown on the attached street traders plan.

Description

The premises comprise a mid-terrace shop with ground floor restaurant/take-away and ancillary accommodation to the rear. There is rear servicing to the shop. There is currently no access to the upper floors, but these could be developed for further accommodation if required.

Accommodation

The property comprises the following accommodation:

Internal Width	4.52 m	
Shop Depth	14.85m	
Built Depth	17.38 m	
Ground floor sales area	54.78 sq m	(590 sq ft)
Rear Prep area	8.16 sq m	(88 sq ft)
Rear store	4.05 sq m	(44 sq ft)
Kitchen	12.94 sq m	(139 sq ft)
TOTAL	79.93 sq m	(861 sq ft)
No access to upper floors		

Tenure

Freehold with vacant possession on completion but our client would consider a letting of the property.

Sale Price

Offers invited for the freehold interest with vacant possession.

Letting

The property is to let on the basis of a new 5-year lease or longer subject to 5-yearly rent reviews at a commencing rental of £10,000 per annum exclusive.

Rating Assessment

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

Rateable value £10,500
UBR – 49.9p (2021/2022)

We are advised that from 1 April 2023, the property will be assessed as follows:-

Rateable value - £9,300
UBR – 49.9p (2022/2023)

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 'C'.

Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

VAT

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

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Viewing

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