Commercial Property Consultants

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7594/BB

WHITEHAVEN

32 KING STREET **CA28 7JN**

TO LET (MAY SELL)

** PROMINENT LOCATION **

** NO VAT PAYABLE **

** LARGE GROUND FLOOR ** **SALES AREA**



Whitehaven is one of the major commercial centres in West The Valuation Office Agency website describes the property of approximately 30,000 drawing on an estimated catchment the 2024/2025 rate year is 49.9p in the £. of circa 72,000. The recent injection of the Albion Square office development to Whitehaven town centre has brought LEASE TERMS major investment.

The subject property is located on King Street, a prime annum exclusive. pedestrianised section of Whitehaven high street. Nearby occupiers include Timpsons, Card Factory, Bodycare, ENERGY PERFORMANCE CERTIFICATE Barnados, Greggs and Costa.

DESCRIPTION

The property comprises a spacious ground floor sales area, COSTS benefitting from a rear store and loading area. The first and Each party to bear their own legal and professional costs option for various uses. The property benefits from two be required. separate access doors at the rear elevation, so the upper floors could become self contained.

Suitable for a variety of commercial uses, including Retail, Café, Salon, Offices, and a Studio for multi-occupational activities.

ACCOMMODATION

Casynd Elean Calas	127 69 22	(1 492 az fl)
Ground Floor Sales	137.68 sq m	(1,482 sq ft)
Rear Store/Loading	12.90 sq m	(139 sq ft)
First Floor	34.37 sq m	(370 sq ft)
Second Floor	45.15 sq m	(486 sq ft)

SERVICES

We understand mains water, electricity and drainage are connected to the property.



RATEABLE VALUE

Cumbria and is the administrative centre for Copeland as Shop and premises with a 2023 List Rateable Value of Borough Council areas. The town has a resident population £15,500. The Small Business Non-Domestic multiplier for

Subject to possession, available on a new lease for a term of years to be agreed at a rent in the region of £12,500 per

The property has an energy performance asset rating of D-92.

second floors are currently used for storage, but provide the incurred. Subject to covenant strength, a rental deposit may

We understand the property is not VAT elected, therefore VAT is not payable on the rent.

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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Details Amended:

October 2024

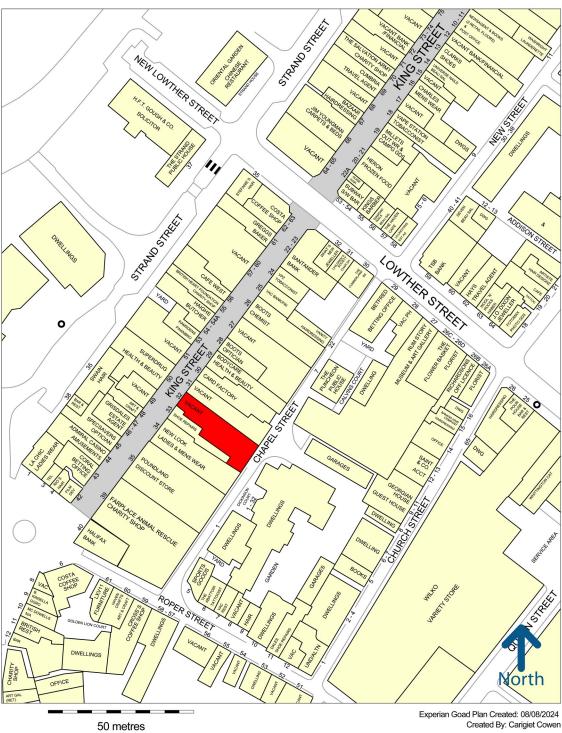




Carigiet Cowen

experian.

Whitehaven



Map data

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