

7594/BB

WHITEHAVEN

32 KING STREET
CA28 7JN

TO LET (MAY SELL)

**** PROMINENT LOCATION ****

**** NO VAT PAYABLE ****

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



LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council areas. The town has a resident population of approximately 30,000 drawing on an estimated catchment of circa 72,000. The recent injection of the Albion Square office development to Whitehaven town centre has brought major investment.

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

DESCRIPTION

The property comprises a spacious ground floor sales area, benefitting from a rear store and loading area. The first and second floors are currently used for storage, but provide the option for various uses. The property benefits from two 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

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

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £15,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

LEASE TERMS

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 annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

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

COSTS

Each party to bear their own legal and professional costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

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

VIEWINGS

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

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Details Amended:
October 2024



50 metres
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Experian Goad Plan Created: 08/08/2024
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