

7532/BB

WHITEHAVEN

32 LOWTHER STREET
CA28 7DW

FOR SALE/TO LET

****TOWN CENTRE LOCATION****

****PRIME UNIT****

****100% BUSINESS RATES RELIEF**
FOR QUALIFYING OCCUPIERS**

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 25,000 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 property is positioned facing onto Lowther Street, the building occupies a prime location close to a number of occupiers including Costa, Subway, Greggs, Cumberland Building Society and Santander.

DESCRIPTION

A three-story mid terraced building of block construction under a pitched slate roof. The accommodation has most recently been operated as a jewellery and gifts shop but is suitable for a variety of commercial uses.

Internally, the unit provides a rectangular shaped layout that comprises of open plan rooms, benefiting from WC and a kitchen.

ACCOMMODATION

| | | |
|--------------|-----------|-------------|
| Ground Floor | 37.2 sq m | (400 sq ft) |
| First Floor | 31 sq m | (334 sq ft) |
| Second Floor | 33.8 sq m | (364 sq ft) |

SERVICES

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



RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £8,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

****100% RATES RELIEF MAY BE ATTAINABLE****

SALE PRICE

The property is available to purchase on a freehold basis with vacant possession at a sale price of **£85,000**.

TERM

Available **TO LET** by way of a new lease, at a rent in the region of **£10,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent or sale price.

VIEWINGS

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

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Details prepared May 2024



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