

7544/BB

WHITEHAVEN

UNIT 2 LOWTHER BUILDINGS
LOWTHER STREET, CA28 7DG

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 subject property is located on Lowther Street which is a busy thoroughfare street and occupies a prominent location in the centre of Whitehaven. Surrounding occupiers include a pharmacy next door, Cumberland Building Society, Hays Travel, a barbers, and many independent operators.

DESCRIPTION

The subject property comprises a modern self-contained ground floor shop unit, which is ready for immediate occupation.

Internally, the unit provides a rectangular shaped open plan layout. Suitable for a variety of uses including hair salon, café, sandwich bar, estate agents and others.

ACCOMMODATION

Net Sales Area	114.28 sq m	(1,230 sq ft)
Stock Room	25.24 sq m	(272 sq ft)
Rear service access and WC facilities		

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 £11,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

****100% RATES RELIEF IS ATTAINABLE**
FOR QUALIFYING OCCUPIERS**

TERM

The property is available **TO LET** on a new lease 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-78.

VAT

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

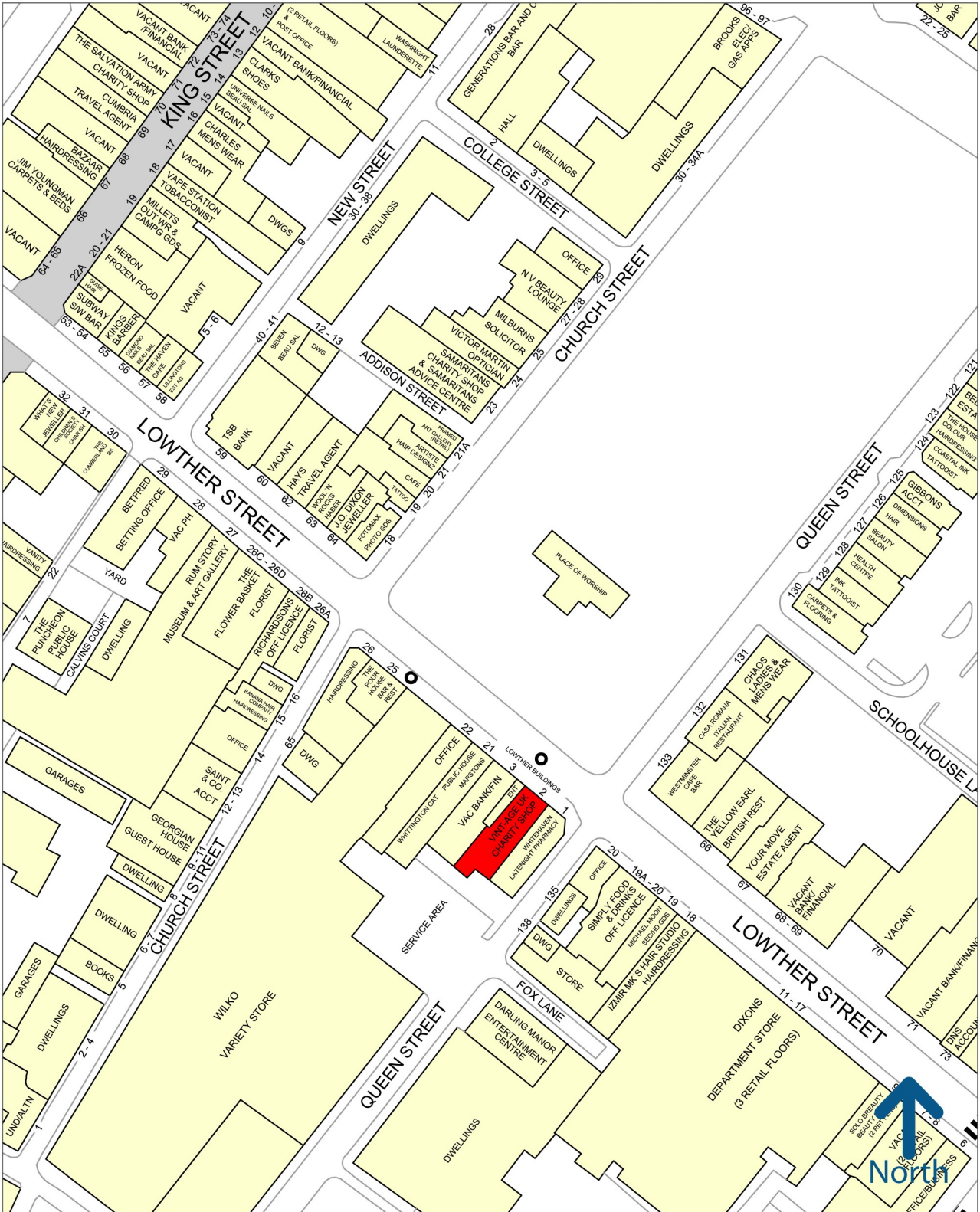
VIEWINGS

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

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Amelia Harrison
Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

Details prepared
October 2024



50 metres

Experian Goad Plan Created: 30/05/2024
Created By: Carigiet Cowen



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