

WHITEHAVEN

*****FREEHOLD BUILDING & BUSINESS OPPORTUNITY*****

FOR SALE

6 CHURCH STREET, CA28 7AY



*****HIGH QUALITY AIRBNB ACCOMMODATION*****

*****INCLUSIVE OF ALL FURNISHINGS AND INSTALLATIONS*****

***** POTENTIAL TO EASILY INCREASE NET PROFITS *****

***** NO VAT PAYABLE *****

SALE PRICE: £285,000

LOCATION

Whitehaven, with a resident population of approximately 25,000 with Workington approximately 8 miles north, is one of the two main population centres for West Cumbria. Whitehaven is the predominant town in the Copeland Borough Council area (Cumberland Council with Carlisle and Allerdale) and is the nearest population centre to the Sellafield Nuclear Reprocessing Plant, the largest employment site in Cumbria, situated approximately 10 miles south.

The property is positioned facing onto Church Street, a one-way road and the building occupies a convenient location close to a number of occupiers including Costa, Domino's, Subway, Greggs, TSB Bank and Santander. Adjacent properties include a mixture of residential and some commercial buildings. There are various listed and non-listed buildings along Church Street, but the location is convenient and attractive. Whitehaven train station is approximately 10 minutes walk away.

DESCRIPTION

6 Church street is a three storey mid terraced property of traditional block construction under a pitched slate roof. The building has been converted to provide a shared living, kitchen, and utility area at ground floor level, with 4 no. private bedrooms over the two upper floor levels. One bedroom to each level has a shower en-suite. There are also private bathrooms for the non-en-suite bedrooms. There is access to a rear yard area for bike storage.

Internally the accommodation is well fitted out throughout, for it's current use as the Air BnB business.

Fit out briefly comprises: -

- Large sofas / dining table / chairs / wood burning stove
- Fully fitted kitchen with 2 no. ovens / microwave / fridge / freezer / hob / sink / beer machine
- Large TV / Wi-fi installation
- Laundry room with washing machine and dryer
- 4 no. bedrooms arranged over two floors equipped with TV's / desks / storage

SERVICES

We understand mains gas, electricity, water and drainage are connected. In addition, wi-fi is installed and operational within the building, and a wood fired log burner has been fitted to the front room downstairs.

AIRBNB BUSINESS

The Airbnb business is managed by the vendor and has been operating since 2023. Full information on accounting info, turnover and profits, can be made available via the agent. There is scope to build on the existing healthy net profits by managing and cleaning the premises on a different arrangement.

ACCOMMODATION/AREAS

Ground Floor	39.89 sq m	(429 sq ft)
First Floor	37.82 sq m	(407 sq ft)
Second Floor	36.82 sq m	(396 sq ft)

Gross Internal Area **114.53 sq m** (1,233 sq ft)

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as the following: -

- * Offices and premises - £5,200
- * Self catering holiday unit and premises - £2,600

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

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

SALE PRICE

Offers in the region of **£285,000** are invited for the sale of the property and business, including trade name and goodwill. Subject to offer, the freehold building and business would be inclusive of all fixtures and fittings.

ENERGY PERFORMANCE CERTIFICATE

We understand that the property has an Energy Performance Asset rating of E-42.

COSTS

Each party will bear their own legal and professional costs incurred in the transaction.

VAT

The property is not VAT elected, therefore no VAT will be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact:-

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