

7539/BB

WHITEHAVEN

43 MARKET PLACE, CA28 7JB

FREEHOLD FOR SALE PRICE REDUCED

****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 Market Place which is a busy location next to Albion Square in the town centre of Whitehaven. Surrounding occupiers include Greggs, a butchers, a couple of public houses, and lies just off the pedestrianised King Street.

DESCRIPTION

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

Internally, the unit provides a rectangular shaped layout that comprises of open plan rooms, with an integral staircase that provides access to the upper floors, benefiting from WC and a kitchen at first floor level

ACCOMMODATION

Ground Floor	43.79 sq m	(471 sq ft)
First Floor	37.31 sq m	(402 sq ft)
Second Floor	37.31 sq m	(402 sq ft)
Basement		

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 £4,800. 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 REDUCED

The property is available to purchase on a freehold basis with vacant possession at a reduced sale price of **£62,000**.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-106.

VAT

We are advised that the property is currently not VAT elected, and therefore **VAT is not payable on the sale price**.

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 amended March 2025



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they 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.



Whitehaven



50 metres



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 21/05/2024
Created By: Carigiet Cowen

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com