

7523/BB

## WHITEHAVEN

21 & 21A CHURCH STREET  
CA28 7EB

## FOR SALE/TO LET

**\*\*TOWN CENTRE LOCATION\*\***

**\*\*FREEHOLD PROPERTY\*\***

**\*\*PART COMMERCIAL/PART RESI\*\***



### 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 Church Street, the building occupies a convenient location close to a number of occupiers including Costa, Subway, Greggs, TSB Bank 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 hairdressers on the ground floor but is suitable for a variety of commercial uses. The first and second floor benefit from a dedicated access to this residential accommodation above.

Internally, the unit provides a rectangular ground floor that comprises of two open plan rooms, benefiting from WC to the rear. With the upper floors hosting a separate residential accommodation of no.4 rooms and a bathroom.

### ACCOMMODATION

Ground Floor (21)	38.23 sq m	(412 sq ft)
First Floor (21A)	31.23 sq m	(336 sq ft)
Second Floor (21A)	29.49 sq m	(317 sq ft)
Basement	24.94 sq m	(268 sq ft)

### SERVICES

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

### RATING VALUE

This property does not currently have a Rateable Value Assessment available, or a Council Tax band, due to recent exterior works to the property.

### SALE PRICE & TERMS

The property is available to purchase on a freehold basis with vacant possession at a sale price of **£77,500**. Alternatively, the ground floor is available **TO LET** on a new lease for a term of 6 years at £5,200 p.a. rising to £6,000 p.a. from the start of year 3.

### 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 sale price.

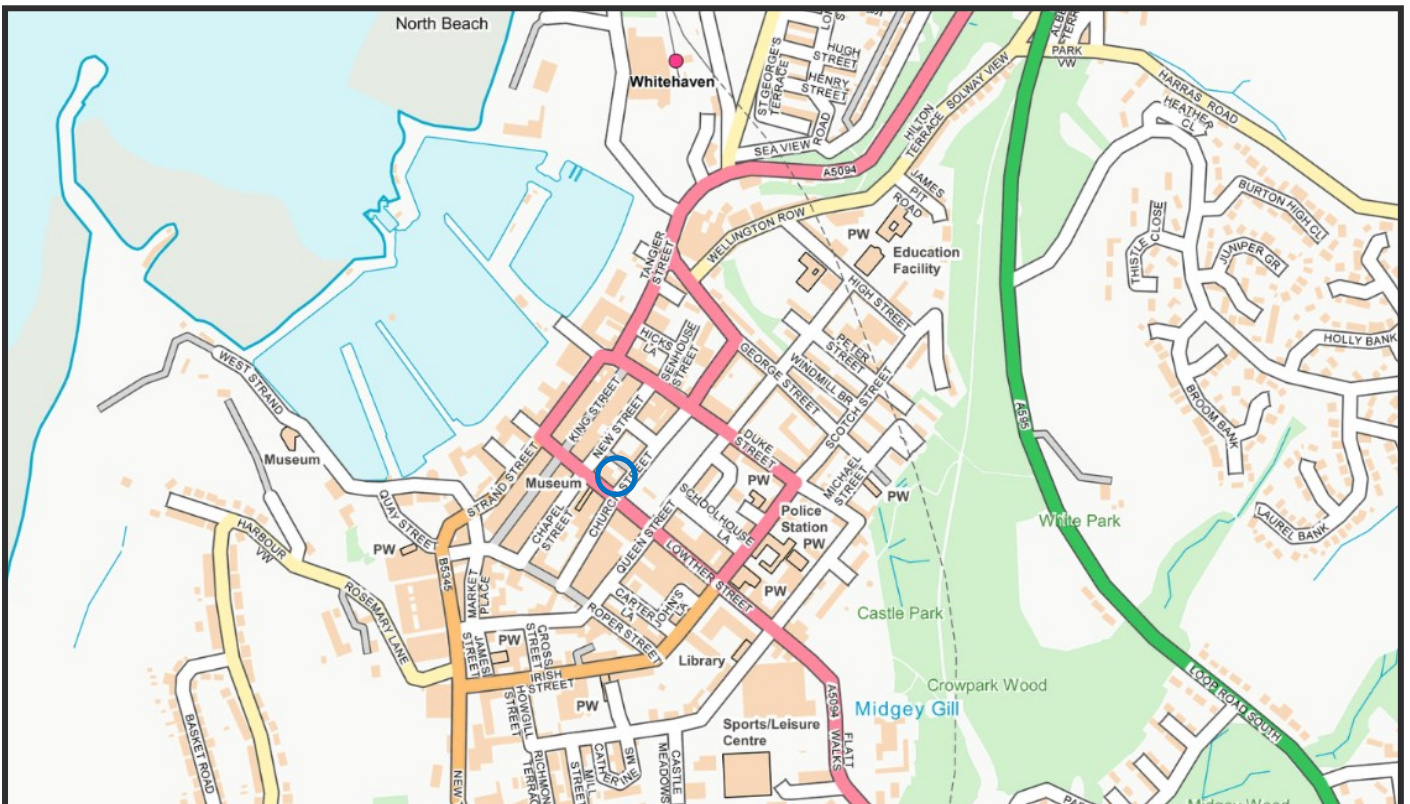
### VIEWINGS

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

Ben Blain  
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Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

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**Details prepared**  
April 2024



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