

7523/BB

WHITEHAVEN

21 & 21A CHURCH STREET
CA28 7EB

INVESTMENT FOR SALE

****TOWN CENTRE LOCATION****

****FREEHOLD PROPERTY****

****LET COMMERCIAL/VACANT
RESIDENTIAL****



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 ground floor accommodation has recently been Let on a new lease. The first and second floors benefit from dedicated access to vacant residential accommodation above, in need of refurbishment.

Internally, the unit provides a rectangular ground floor that comprises of two open plan rooms, benefiting from WC to the rear, operating as a local salon. With the upper floors hosting a separate residential accommodation of 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 let commercial ground floor unit and vacant upper floor residential accommodation at a sale price of **£77,500**. The ground floor is 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.

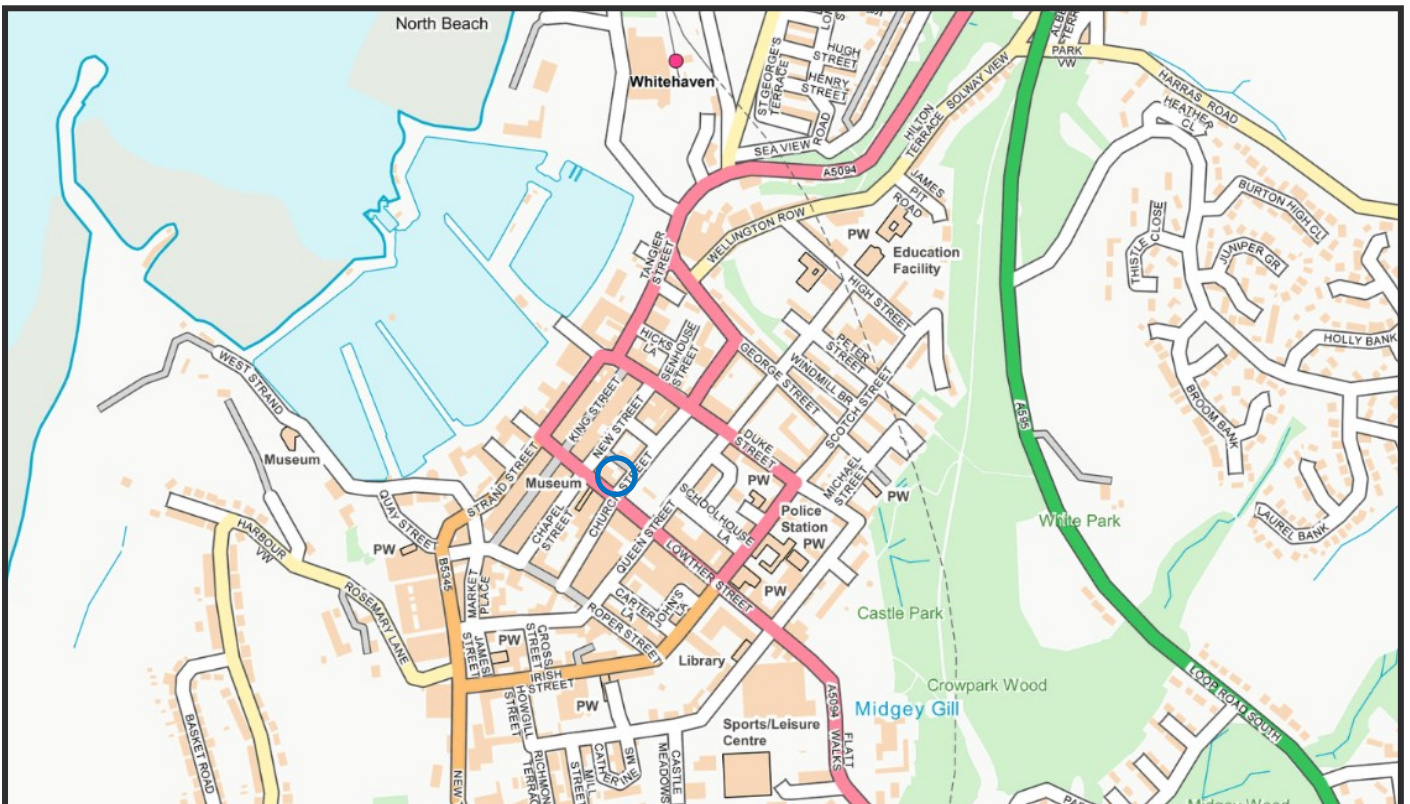
VIEWINGS

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

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

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

Details prepared
August 2024



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.



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.