

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:-

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**Details amended** February 2025



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