



HIGH STREET PROPERTY / CLASS A2

71-72 Lowther Street Whitehaven, Whitehaven CA28 7AH



Price: Offers in the region of £200,000

Total Area

7,844 Sq ft / 729 Sq M

**FOR
SALE**

Viewing Strictly through the sole selling agent.

Barker Proudlove

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In partnership with:



Freehold with Vacant Possession

Location:

Whitehaven is a coastal town and port located on the west coast of Cumbria, approximately 9 miles from Workington, 14 miles from Cockermouth and 38 miles south west of Carlisle. The A595 runs adjacent to the town centre which provides access to Junction 40 of the M6 approximately 38 miles away.

The subject property is located at the southern end of Lowther Street. Nearby occupiers include Dixons Department Store, Betfred, The Yellow Earl and Westminster Café Bar.

Proposal:

Offers in the region of £200,000

Accommodation:

The property consists of two separate units, the former bank hall comprised over ground, basement and a small first floor, and offices on the remainder of the upper floors, accessed via a separate entrance off Lowther Street. This freehold opportunity offers a fantastic redevelopment opportunity with conversion to a range of uses possible subject to the necessary planning consents.

Demise:	Sq Ft	Sq M
Ground Floor	3,592	333.70
First Floor	1,454	135.10
Second Floor	1,065	98.90
Third Floor	640	59.45
Basement	1,094	101.60

Tenure:

Freehold with vacant possession.

Business Rates:

The premises currently has the following:

71 Lowther Street (Bank Hall): £20,750

72 Lowther Street (Offices): £13,500

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

The property is not registered for VAT therefore no VAT will be payable on the purchase.

Date Prepared:

June 2023

Subject to Contract

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/ occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

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