

Whitehaven - 8 King Street, Cumbria CA28 7LA
Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



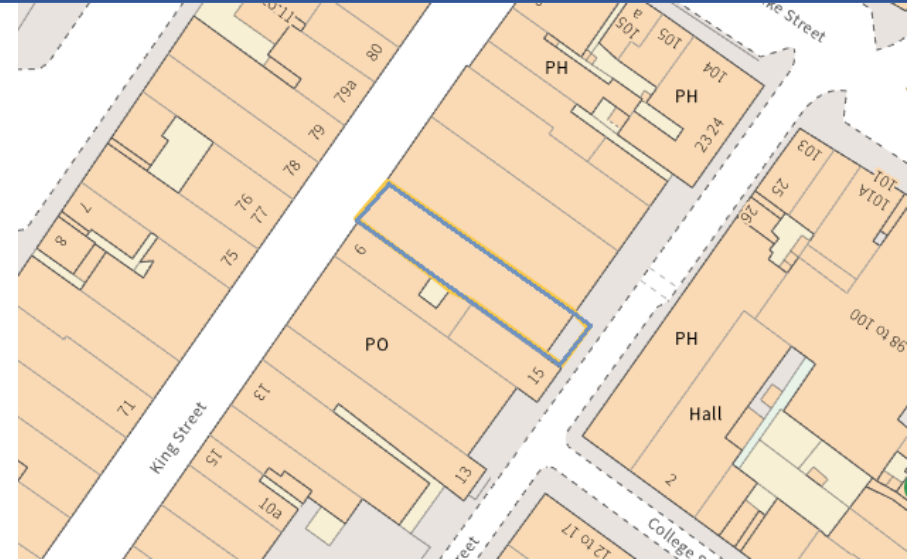
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Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 6.00%
- Rental Income: £15,000 p.a.
- VAT is applicable to this property
- Comprises ground floor shop with ancillary accommodation at first floor
- Property benefits from rear service access and goods lift from ground to first floor
- Located within short walk to Whitehaven Marina with occupiers close by include Post Office, WH Smith, Santander and Costa, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 8 (Ground/First Floor)	Ground Floor sales area: 90.40 sq m (973 sq ft) ☐ Ground Floor storage: 45.30 sq m (488 sq ft) ☐ First Floor storage: 116.80 sq m (1,257 sq ft)	Individual	5 Years from 17 March 2022	£15,000	Note 1: FRI Note 2: Tenant option to determine in the 3rd Year with minimum 6 months notice
			Total	£15,000	

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Property Description:

Comprises ground floor retail shop with ancillary accommodation at first floor. The property benefits from rear service access and goods lift from ground to first floor and provides the following accommodation and dimensions:

Gross Frontage	6.00 m	19'8"
Net Frontage	5.85 m	19'3"
Shop Depth	15.95 m	52'4"
Built Depth	27.70 m	90'10"
Ground Floor sales area	90.40 sq m	(973 sq ft)
Ground Floor storage	45.30 sq m	(488 sq ft)
First Floor storage	116.80 sq m	(1,257 sq ft)
Total Net Internal Area	252.50 sq m	(2,718 sq ft)

Tenancy:

The entire property is at present to an Individual for a term of 5 Years from 17th March 2022 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Tenant option to determine in the 3rd Year with minimum 6 months notice.



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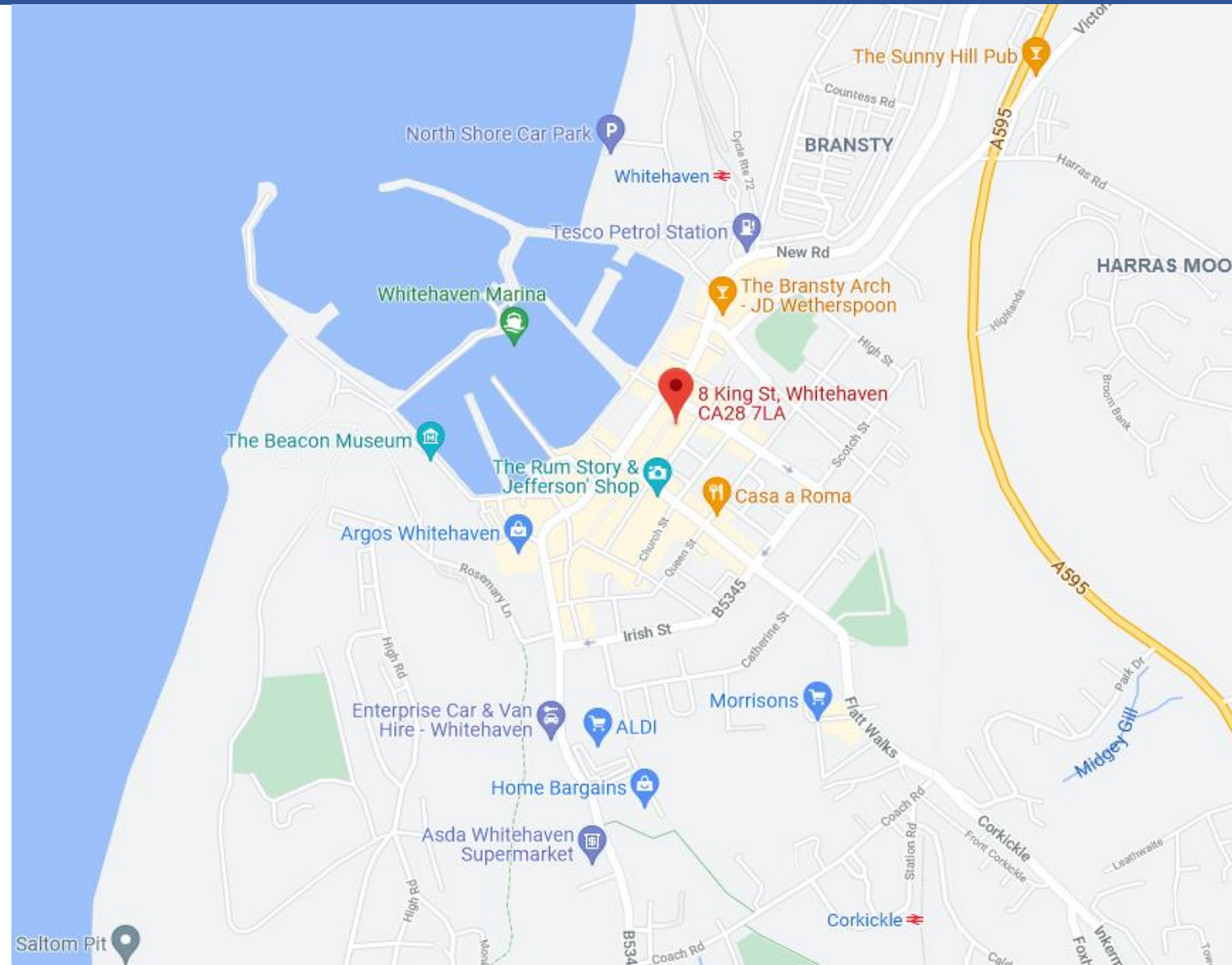
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Location:

Whitehaven is situated on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth and 44 miles from access to the M6 motorway at junction 40. The town has a resident population of approximately 25,000 and serves as a significant retail, service and employment centre to the outlying rural areas. Copeland Borough Council have significant plans for regeneration of King Street and linking this area to the Harbour area with representation from leisure, restaurant and hotel properties. The property is located within short walk to Whitehaven Marina. Occupiers close by include Post Office, WH Smith, Santander and Costa, amongst others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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