

Whitehaven – 81/82 King Street CA28 7LE  
Freehold Retail Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Whitehaven – 81/82 King Street CA28 7LE

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £80,000
- Gross Initial Yield: 10.00%
- Rental Income: £8,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor corner retail premises with ancillary accommodation at basement
- Located in the heart of the town centre next to Whitehaven Marina with occupiers nearby including Halifax, Subway, Cinema, Hotels and many more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 81-82 (Ground Floor &amp; Basement)</b>	Ground Floor: 88 sq m (949 sq ft) Open plan retail, Kitchenette, WC Basement: 62 sq m (671 sq ft) Ancillary	Individual t/a Cafe	6 Years 11 Months from 22 September 2023	£8,000	Note 1: FRI Note 2: Rent review in September 2026 open market upward only Note 3: Tenant option to determine in March 2025 with minimum 6 months notice Note 4: Deposit held of £2,000 Note 5: Lease within Landlord & Tenant Act 1954
<b>Total</b>				<b>£8,000</b>	

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### Property Description:

The property comprises ground floor shop with ancillary accommodation at basement, providing the following accommodation and dimensions:

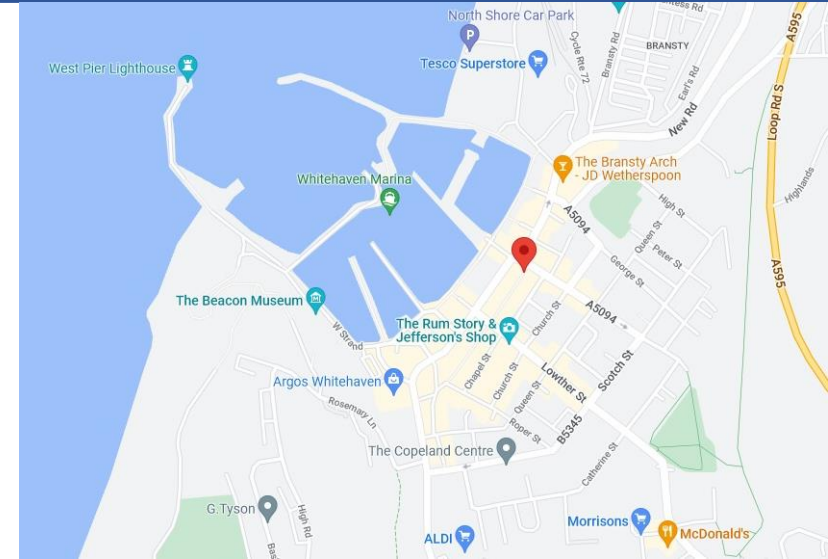
Ground Floor: 88 sq m (949 sq ft)

Open plan retail, Kitchenette, WC

Basement: 62 sq m (671 sq ft)

Ancillary

Note – the upper parts of the building do not form part of the sale and are in alternative ownership comprising a flying freehold aspect.



### Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 22<sup>nd</sup> September 2023 at a current rent of £8,000 p.a. and the lease contains full repairing and insuring covenants. Rent review in September 2026 open market upward only. Tenant option to determine in March 2025 with minimum 6 month`s notice. Deposit held of £2,000. Lease within Landlord & Tenant Act 1954

### Location:

Whitehaven is equidistant between Carlisle and Barrow-in-Furness and serves as a retail, service and employment centre to the outlying rural areas. The A595 lies parallel to the town which leads in turn to the M6 at both Carlisle and Kendal. The property is situated in the heart of the town centre next to Whitehaven Marina with occupiers nearby including Halifax, Subway, Cinema, Hotels and many more,



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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