

For Sale

31 King Street
Whitehaven
Cumbria CA28 7JN

Edwin
Thompson



- Prime retail pitch within Whitehaven town centre
- Residential opportunities on the First and Second Floor
- Total Area 275 sq m (2,960 sq ft)

Guide Price £150,000

Ref: S1280

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548385
F: 01228 511042
E: carlisle@edwin-thompson.co.uk
W: edwinthompson.co.uk

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LOCATION

The property is situated on King Street, Whitehaven's main retail pitch. Neighbouring occupiers include national retailers such as Superdrug, New Look, Costa Coffee and Greggs. The property is a short walk from Whitehaven marina which together with King Street provides a significant service centre for West Cumbria.

Whitehaven is a busy, historic town with a population of 25,000 and an excellent range of good local shops and other businesses. The town is situated on the west coast of Cumbria, 14 miles from Cockermouth, 25 miles from Keswick and 44 miles from Junction 40 of the M6 motorway.

DESCRIPTION

The property comprises of three floors of accommodation, with the ground floor providing a high street retail pitch. Most recently occupied by Clinton Cards, the majority of the ground floor is an open retail area which has recently had new LED lighting installed. There is a stockroom, office and staffroom to the rear of the property. There is an exit to the rear of the ground floor, which leads to an external store area and demised WC's, with a yard area that provides access to the first and second floors.

The first and second floors were formerly used as a residential dwelling and all of the amenities are still in place to refurbish the floors for residential use. The former tenant was informally using the floors as further storage areas, but the residential potential is still very much there, with the marina and coast being visible from the second floor. The first and second floors have maintained many of the original features, such as the sash windows facing the high street and ceiling cornices.

SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

It is understood that the premises provide the following approximate gross internal measurements:

Ground Floor	149 sq m	(1,604 sq ft)
First Floor	63 sq m	(678 sq ft)
Second Floor	63 sq m	(678 sq ft)
Total Area	275 sq m	(2,960 sq ft)

SALE TERMS

The freehold of the premises is available for £150,000.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £14,250.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01946 598300

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

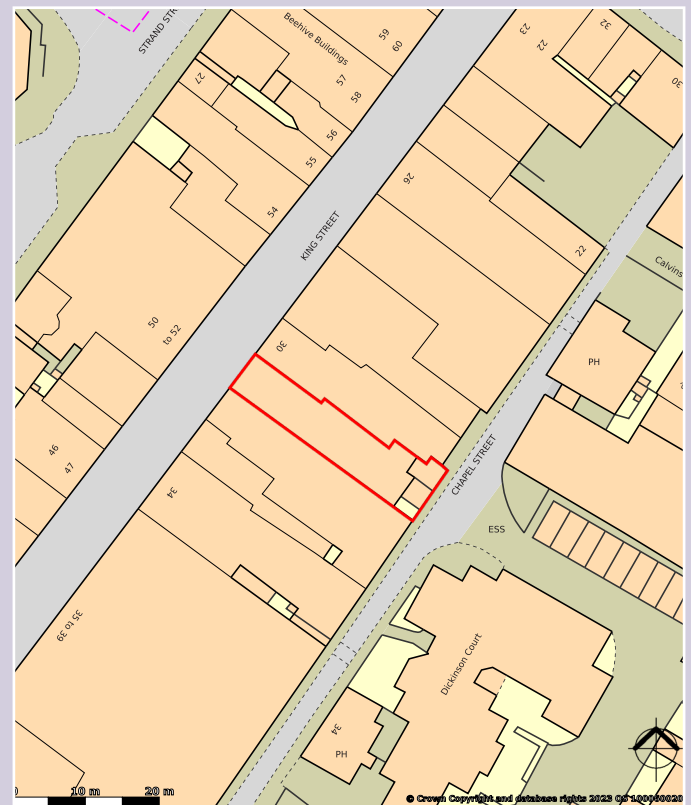
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Ruth Richardson – r.richardson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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Keswick, Cumbria, CA12 5AF.

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