

FOR SALE

Three Storey Mid Terrace Public House Premises



**Kings Street, Whitehaven,
Cumbria, CA28 7LA**

Description

Spread across three floors, the property boasts a traditional open-plan rectangular-shaped lounge bar and servery bar. The ancillary rooms comprise a mechanically cooled upland beer store and ladies & gents customer toilets. Upstairs, you'll find private living accommodation consisting of a lounge, kitchen, bathroom, and a WC. In addition, the second-floor houses two double bedrooms.

Accommodation

Approx. GIA Total Floor Area 1,905 sq. ft. (177 sq. m.)

Ground Floor: Open plan rectangular shaped bar, servery bar, beer store, ladies & gents customer toilets.

First Floor: Lounge, kitchen, bathroom & WC.

Second Floor: Two Double Bedrooms.

Key Summary

- ◆ Formerly Traditional Wet-Led Pub
- ◆ Freehold. Vacant Possession Upon Completion
- ◆ Approx. GIA Total Floor Area 1,905 sq. ft. (177 sq. m.)
- ◆ Located in the heart of Whitehaven Town Centre & Port
- ◆ Two Bedroom Private Living Accommodation
- ◆ Close to Whitehaven Marina
- ◆ Asset Management Potential
- ◆ Surrounded By Shops and Cafes & Other Bars Forming a Drinking Circuit



Talk to our team on 0161 830 8833

Further Information

Location

The property is prominently positioned within the main pedestrianised shopping retail area on King Street in Whitehaven's town centre & port. It is situated near the Lake District, approximately 20 miles west of Keswick & 40 miles northwest of Windermere.

Tenure

Freehold.

EPC:

D-79

Services

All mains services available to the property.

AML

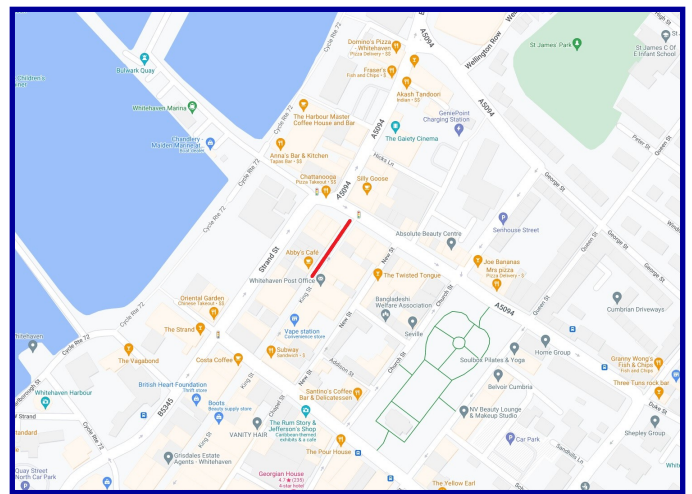
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Rateable Value

The 2023 Rateable Value has been assessed at £4,900.

VAT

If applicable it will be at the prevailing rate.



Viewing

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Price

We are seeking offers in excess of **£120,000**

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