



# GRISDALES

PROPERTY SERVICES



**67 Market Place, Whitehaven, CA28 7JG**

**£210,000**

- \* Highly prominent property
- \* A3 Planning - Takeaway
- \* Opposite Albion Square
  - \* Valid liquor license
- \* \*Business Rates - Nil charge

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46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## LOCATION

Whitehaven comprises a resurging town in west Cumbria, now known as Cumberland and is home to the NDA and Sellafield Nuclear PowerStation.

In addition, Whitehaven is the home to the start of the Coast-to-Coast cycle ride, and the gateway to the Western Lake District.

Market Square comprises a cobble picturesque area of Whitehaven town centre, Copeland Council's offices (now part of Cumberland Council) being opposite the subject property.

## DESCRIPTION

This highly prominent property at the heart of Whitehaven town centre is arranged over three storeys and benefits from a well-proportioned basement space.

The property comprises a retail sales space and kitchen cook & preparation area at ground floor, offering a small customer seating area, combined with substantial fitted frying range with side counter sales.

The shop premises has historically been used as an award-winning Arrighi's Fish & Chips Restaurant and which operation carried a four-star Google review.

The basement area is fitted for cold storage and chip prep, the first floor that was historically fitted to a period theme and which offered additional customer seating and a drinks and cocktail bar. A unisex WC is fitted at this level.

At second floor there is a well-appointed, well-proportioned owners flat offering good sized lounge dining space, double bedroom with built in wardrobe space, and large shower room. This is currently well fitted and has clothes washer and separate dryer fitted.

Externally there is an enclosed yard space historically given over for outside seating, a trellised area which with awing provides a weather shelter to guests.

## ACCOMMODATION

The property has a gross internal floor area of 183.10 m<sup>2</sup> (1,971 ft<sup>2</sup>).

## BUSINESS RATES AND COUNCIL TAX

The shop is assessed for business rates at an RV of £5,200. This includes the first floor flat. \*On the application of small business rates relief there is no business rates to pay on this property.

## EPC

The shop and flat are assessed a one entity and holds a E (120) rating.

## TENURE

The property is held freehold, the interest being of a clean and marketable title free from onerous restriction, charge, tithe or chief rent payment.

## PRICE AND TERMS

The property is being offered for sale by private treaty at OIRO: £210,000

Proof of funds may be required to be shown on acceptance of an offer to acquire made in writing to the Agent.

## VAT

The property is not elected for VAT.

## COSTS

Each party shall bear their own costs in the matter of this transaction.

## DIRECTIONS

The property is best approached from the office, continue across Market Place towards Argos and Arrighis can be found on the right hand side.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

### **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

### **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

### **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

### **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

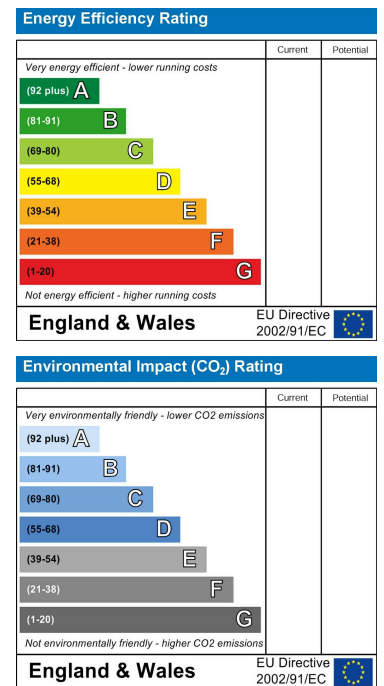
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.