



GRISDALES

PROPERTY SERVICES



11 Duke Street, Whitehaven, CA28 7ER

£6,000 Per Annum

THE PERFECT PLACE FOR A SMALL BUSINESS AVAILABLE BEGINNING OF SEPTEMBER!!

Offered at an exceptionally reasonable market rent, with 40sqm ground floor space, this retail unit is prominently situated on Duke Street, close to the junction of King Street, where there's plenty of footfall to attract business.

Previously a successful sandwich shop, this lock up shop lends itself perfectly to a small business looking to set up in the busy town of Whitehaven.

This new lease will come with flexible terms from the landlord.. Offered with a full repairing and insuring lease. ... an opportunity not to be missed!

Helping you find your perfect new home...

www.grisdales.co.uk

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

GROUND FLOOR SHOP:

SALES AREA

112'10" sq m (34.4 sq m)

STORE

20'8" sq m (6.29 sq m)

ENERGY PERFORMANCE CERTIFICATE

D Rating - copy available on request

LEASE DETAILS

The premises are available on a lease at £6000 PA.

Full repairing and insuring lease.

DIRECTIONS

The property is best approached from the Whitehaven Gridsdales Office by taking an immediate left up King Street. Follow the street to the end where you will approach Duke Street. Take the crossing and the property can be found on the right hand side displaying a Gridsdales for let board.

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 GRIDSDALES

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 Gridsdales, 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. Gridsdales 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 BUREAU

Gridsdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau Doing what's right for you.

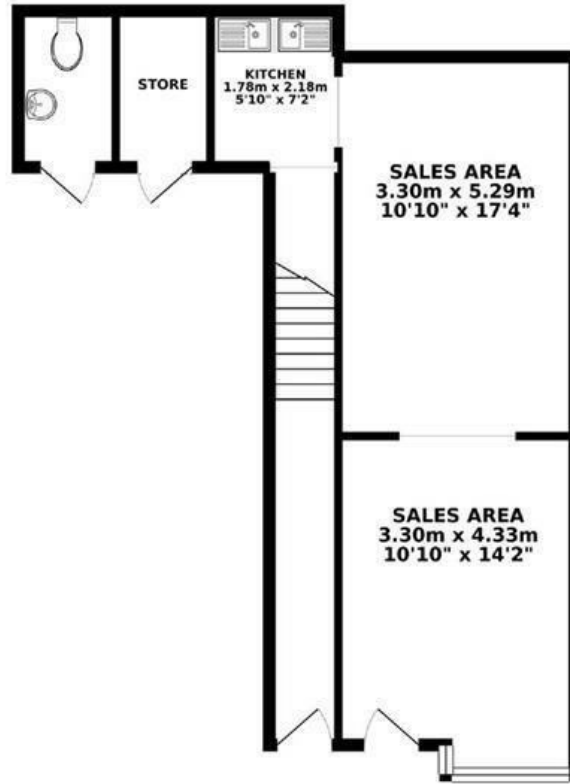
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Gridsdales office.

COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

Floor Plan

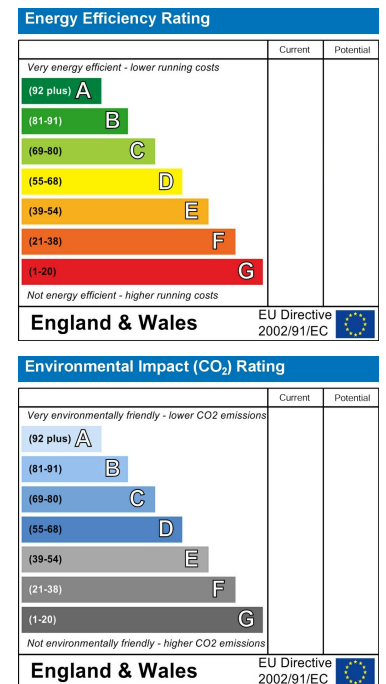
GROUND FLOOR



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.