



# GRISDALES

PROPERTY SERVICES



## 19 Roper Street, Whitehaven, CA28 7BS

**£45,000**

TOWN CENTRE LOCATION

Shop premises suitable for beauty or small office space with large customer facing room, small kitchen area and wash facilities.

Previously a successful Nail Salon - in a great location, perfect for passing footfall. Please note this premises is not suitable for Catering.

For more information or to arrange a viewing, call us today on 01946 693931.

Also available for Let at £5,000 per annum.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## LOCATION



Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council areas. The town has a resident population of approximately 25,000 drawing on an estimated catchment of circa 72,000. The recent injection of the Albion Square office development to Whitehaven town centre has brought major investment.

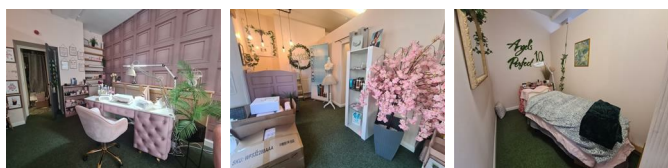
The property is positioned on Roper Street, just a short walk to King Street, the main shopping area in the town centre.

The property has shared parking available to the rear.

## ACCOMODATION

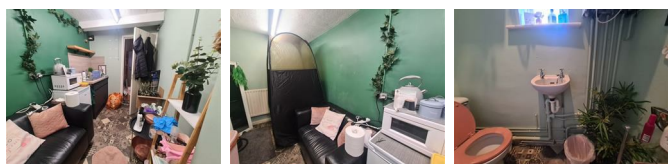
TOTAL SPACE: 51.5m<sup>2</sup>

## PRINCIPLE SPACE



PRINCIPLE SPACE: 37.3m<sup>2</sup>

## KITCHEN / W.C



KITCHEN: 4.2 x 2.0m

REAR HALL

W.C: 1.87 x 0.92m

## SERVICES

We understand that mains water, gas and electricity are connected to the premises.

## RATABLE VALUE

Current ratable value (1 April 2023 to present)  
£4,100

## SALE PRICE / LEASEHOLD INFORMATION

The property is available to purchase on a Leasehold Basis at a sale price of £45,000.

The lease has just been extended to 999 years.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating B

## 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. Gridales 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**

Gridales 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.

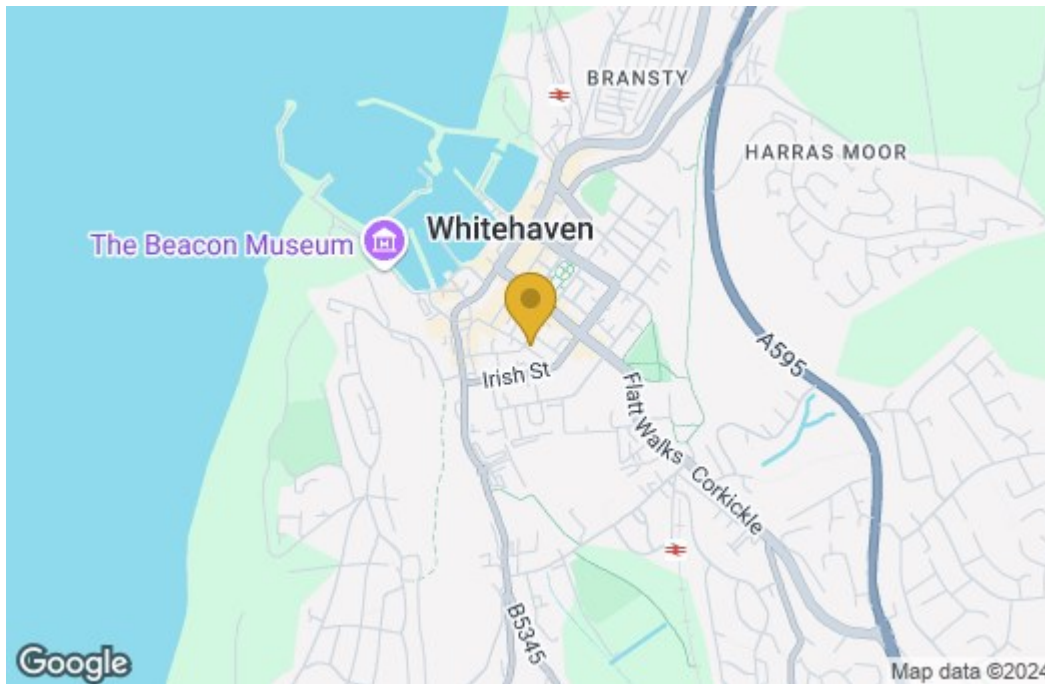
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Gridales office.

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.

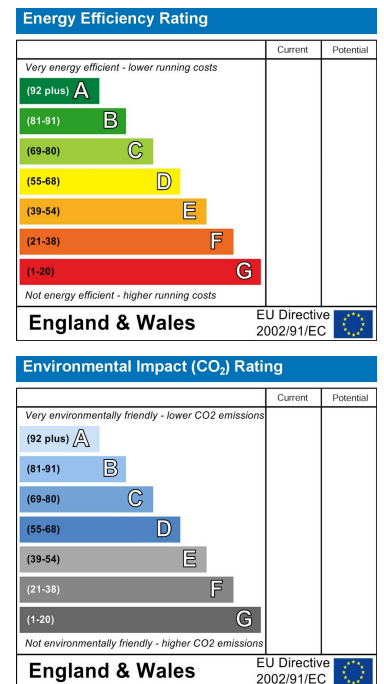


Floor Plan

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.