

67 Market Place, Whitehaven, CA28 7JG

£1,250 Per Calendar Month

- * Highly prominent property / good repair
 - * A3 Planning / Takeaway use
 - * Owners' apartment included
- * Opposite Albion Square / Marina
 - * Valid liquor license
- * Business Rates – Nil charge*

LOCATION



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

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 includes a well-proportioned owner's apartment and basement store.

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

The shop premises comprises the award-winning Arrighi's Fish & Chips Restaurant and which operation carried a four-star Google review.

The basement area is fitted for cool storage and chip preparation. The first floor is fitted for dining space and offers two good sized 'Italian' themed seating areas. There are harbour views from this level. A unisex WC is fitted.

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

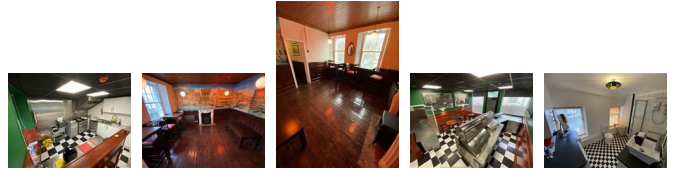
Externally there is an enclosed courtyard space which can provide outside seating, a trellised area with awing provides a weather shelter to guests.

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 m² (1,971 ft²).

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.

TENURE

The property is held freehold.

An occupier lease is immediately ready for signature, drafted on effective full repairing and insuring terms for an initial term excluded from tenure period of 3yrs.

PRICE AND TERMS

The property is being offered TO-LET by private treaty at OIRO: £1,250 per calendar month. A deposit sum will be required to be paid. Each party shall bear their own costs in the matter of this transaction.

Proof of funds and occupier ID will be required to be shown prior to the acceptance of an offer to acquire a leasehold interest in the premises. Offers in writing to the Agent.

VAT & EPC

The property is not elected for VAT.

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

DIRECTIONS

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

VIEWING ARRANGEMENTS

Strictly via appointed Agents

GRISDALES: 01946 693931

RP TAYLOR: 01524 542717

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.

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.

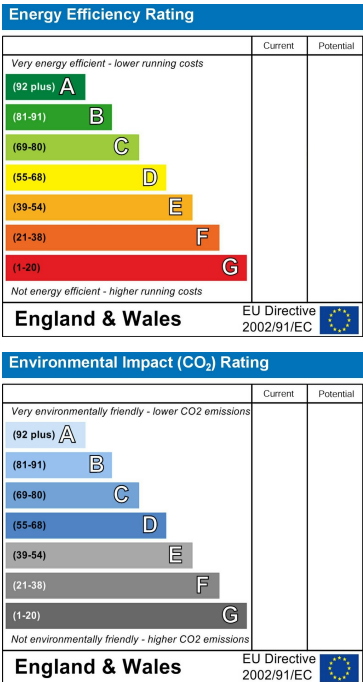
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.