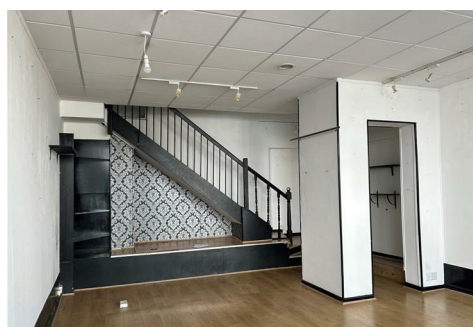




32 Lowther Street, Whitehaven, CA28 7DW

£85,000

COMMERCIAL PROPERTY

PRIME UNIT, TOWN CENTRE LOCATION

A three-story mid terraced building of block construction under a pitched slate roof. The accommodation has most recently been operated as a jeweler and gifts shop but is suitable for a variety of commercial uses. Internally, the unit provides a rectangular shaped layout that comprises of open plan rooms, benefiting from WC and a kitchen.

SALE PRICE - £85,000 + VAT

RENTAL PRICE - £8,500 PER ANNUM EXCLUSIVE.

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 facing onto Lowther Street, the building occupies a prime location close to a number of occupiers including Costa, Subway, Greggs, Cumberland Building Society and Santander.

DESCRIPTION

A three-story mid terraced building of block construction under a pitched slate roof. The accommodation has most recently been operated as a jewellery and gifts shop but is suitable for a variety of commercial uses.

Internally, the unit provides a rectangular shaped layout that comprises of open plan rooms, benefiting from WC and a kitchen.

ACCOMMODATION



Ground Floor: 37.2 sq m (400 sq ft)

First Floor: 31 sq m (334 sq ft)

Second Floor: 33.8 sq m (364 sq ft)

SERVICES

We understand mains water, and electricity are connected to the unit.

RATABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £8,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

****100% RATES RELIEF MAY BE ATTAINABLE****

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

SALE PRICE

Offers are invited for the freehold investment at a sale price of £85,000.

RENT

Alternatively, the property is available To Let on a new lease for a term of years agreed at a rent of £8,500 per annum exclusive.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent or sale price.

VIEWING ARRANGEMENTS

Strictly by appointment with either the joint agent, Carigiet Cowen or Grisdales.

For further information, please contact:

Ben Blain: 01228 544 733

bblain@carigietcowen.co.uk

Amelia Harrison: 01228 635002

Email: aharrison@carigietcowen.co.uk

Grisdales - 01946 693931

Email: whitehaven@grisdales.co.uk

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.

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.

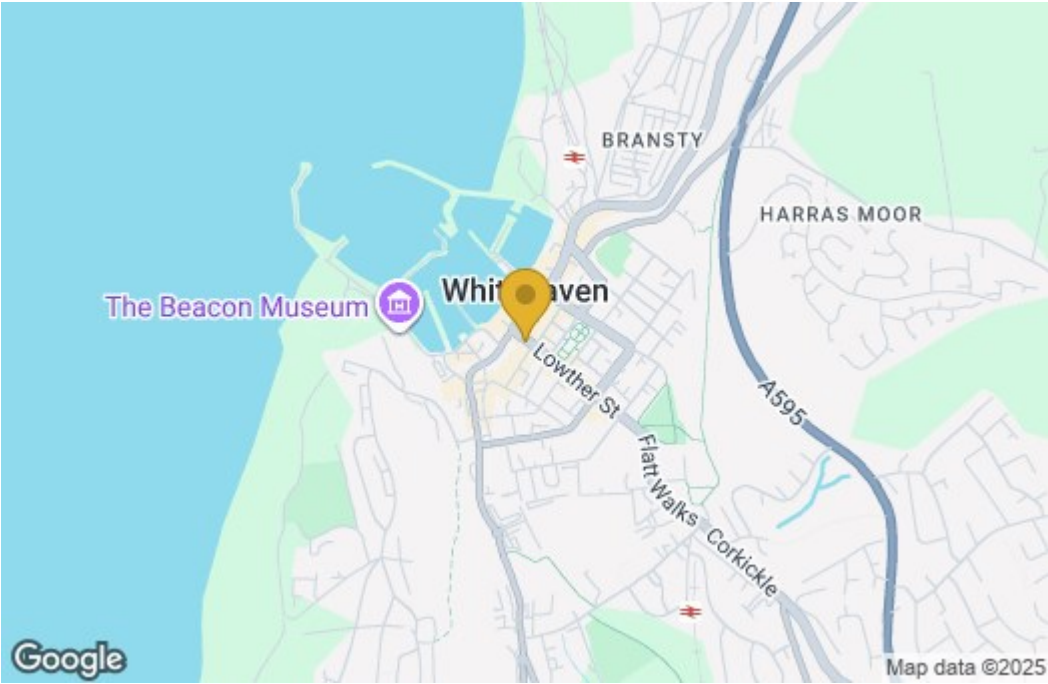
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

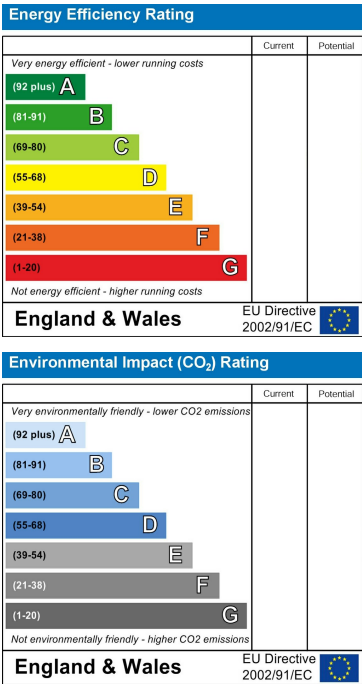
Floor Plan



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.