

FOR SALE/TO LET WHITEHAVEN COMMERCIAL/ RESIDENTIAL PROPERTY

52 Roper Street,
Whitehaven, Cumbria CA28 7AU

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- FREEHOLD OR LEASEHOLD options
- Characterful ground floor property in good secondary retail location
- 2 x refurbished self-contained flats
- Traditional shop front – faces north east
- Close to Wilkinsons homeware store



Ref: K4490553

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DESCRIPTION

The property is a traditional mid-terraced town centre property with a retail unit ground floor with two flats on the upper floors. The shop is in good condition and the flats – one on each of the 1st and 2nd floors – are newly refurbished and now present well with each comprising a living room/kitchen, bedroom and shower room. The property is constructed of stone and slate and offers well-proportioned space that would suit many retail types – other uses subject to planning. .

RENT/PRICE

Freehold; £160,000 for whole. Leasehold options also available.

LOCATION

Roper Street is a popular secondary retail location in the centre of Whitehaven. It is a short distance from the central pedestrianised retail area of the Town. The population of Whitehaven in 2011 was approximately 24,000 and the retail catchment extends well beyond this.

The flats will suit those working in the Town or are employed within any of the West Coast industries – including the Sellafield plant. The location is shown on the attached plan.

FLOOR AREA

Ground	
Internal width	4.29
Depth	7.45
Gross Internal Area	32 sq.m
Zone A	25.6 sq.m
Zone B	4.8 sq.m
Area ITZA	28 sq.m

First Floor

1 x bedroom self-contained flat with Sitting room/fitted kitchen and shower room

- Entry 'phone system
- New wood effect laminate flooring & carpets

Second Floor

1 x bedroom self-contained flat with Sitting room/fitted kitchen and shower room

- Entry 'phone system
- New wood effect laminate flooring & carpets



SERVICES

All mains services are available. Water electricity & drainage connected. Electric heating.

TERMS

The freehold quoting price is £160,000. Leasehold option are available subject to negotiation.

INSURANCE

The owner will insure the building.

RATING ASSESSMENT

The ground floor is currently assessed to £3,850. The flats are assessed for Council Tax in Band A.

VAT

The property has not been registered for VAT.

Viewing Arrangements

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Date of Particulars: September 2017

Regulated by RICS



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