



# GRISDALES

PROPERTY SERVICES



compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A

B

C

D

E

F

G

Over 150

Less energy efficient

← 36 This is how energy efficient the building is.



## 101 Duke Street, Whitehaven, CA28 7EH

**£6,864 Per Annum**

TOWN CENTRE RETAIL OPPORTUNITY WITH PROMINENT WINDOW FRONTAGE

Restaurant, Hospitality or Retail Use

This property offers approximately 62 square meters of ground floor retail premises, with first floor staff facilities. The property is on Duke Street, within the central commercial area, close to the main pedestrianised shopping area of King Street, and approximately 300 meters from the harbour/marina.

Full refurbishment due to take place but landlord would offer a rent free period should the tenant like to carry out the work themselves. Alternatively to work with the landlord to ensure improvements are in line

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](mailto:whitehaven@grisdales.co.uk)

## COMMERCIAL USE

The previous use of the premises was as a hairdresser, should the business owner wish to use as a restaurant, this would not require planning permission as both uses fall within Class E and so there would be no material change of use. Planning permission is likely to be required for any external alterations to the building to enable use as a restaurant i.e. extraction systems etc.

## COMMERCIAL ENTRANCE

Entrance via separate glazed door opening into front ground-floor commercial trading area in total of 62 square metres approximately, under stairs cupboard and separate cupboard housing wall mounted Baxi gas central heating boiler. Door with access to rear and side alley way, stairs leading to;

## GROUND FLOOR RETAIL ZONE A

19.7m<sup>2</sup>

## GROUND FLOOR RETAIL ZONE B

6.9m<sup>2</sup>

## GROUND FLOOR RETAIL ZONE B(2)

19.4m<sup>2</sup>

## GROUND FLOOR INTERNAL STORAGE

7.9m<sup>2</sup>

## FIRST FLOOR STAFFROOM

6.1m<sup>2</sup>

## FIRST FLOOR STAFF TOILETS

2m<sup>2</sup>

## RATING ASSESSMENT

101 Duke Street: We are advised that the property is assessed for rates as follows:

Rateable Value: £4,150

Small Business Multiplier: 48p (From 1st April 2023 to present)

Payable: £1,992

\*\*We have been advised that this property is exempt from Business Rates\*\*\*

Applicants are advised to make their own enquiries of the local authority.

## DIRECTIONS

The property is on Duke Street, within the central commercial area, close to the main shopping pedestrianised area of King Street, and approximately 300 yds from the harbour/marina.

## VIEWING ARRANGMENTS

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 Grisdals, 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 & 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 & 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. Grisdals 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.

To find out how we can help you realise your dreams, just call your nearest Grisdals office.

## MORTGAGE ADVICE

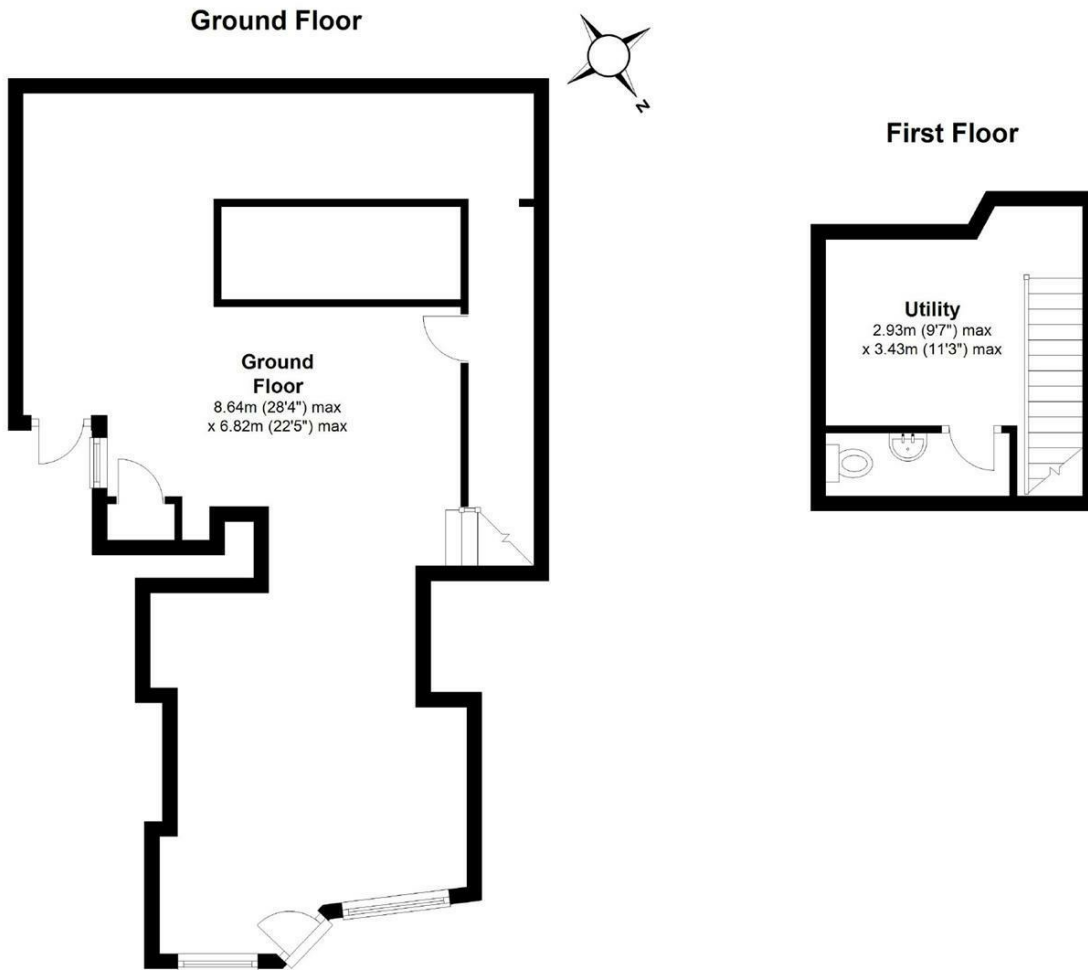
Grisdals works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.