

6064/BB

## WHITEHAVEN

53 KING STREET

## FOR SALE

PRIME RETAIL INVESTMENT  
LET TO



### LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council area. The property is located along the town's main shopping street and occupies a prime location next to a number of national high street operators, including **Bodycare, Card Factory, Boots Opticians and Costa.**

For identification purposes only, the location of the property is shown coloured red on the attached extract from the Goad Trade Plan.

### DESCRIPTION

A three storey, mid terrace unit providing retail accommodation at ground floor level with integral offices and stores to the upper floors.

### ACCOMMODATION/AREAS

Net Sales Area	742 sq ft	(68.93 sq m)
Sales ITZA	525 sq ft	(48.73 sq m)
First Floor Office	243 sq ft	(22.60 sq m)
First Floor Kitchen	90 sq ft	(8.40 sq m)
Second Floor Stores	499 sq ft	(46.39 sq m)

Please note, the tenant occupies the ground floor and part of the first floor under their lease. The remaining areas are currently non tenanted.

### SERVICES

We understand that mains water, electricity and drainage are connected to the property.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E-105.

### COVENANT

Ramsdens currently has over 120 branches throughout Northern England, Scotland and Wales and was established in 1987. The company has developed into a recognised and trusted national high street retailer.



### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £12,500. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

### TENANCY

Let on an Internal Repairing and Insuring lease for 10 years from 25th June 2018. The passing rent is **£15,000 pa.**

### SALE PRICE

Offers in excess of **£125,000** are invited for the freehold interest.

### VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition at the appropriate rate.

### COSTS

Each party to bear their own legal costs incurred in any transaction.

### VIEWINGS & FURTHER INFORMATION

Strictly by appointment with the sole agents Carigiet Cowen. For further information, contact:-

Ben Blain

Tel: 01228 635002 E: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

**Details amended**

April 2023



Whitehaven

**Carigiet Cowen**



50 metres

Experian Goad Plan Created: 17/10/2018  
Created By: Carigiet Cowen



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