Carigiet Cowen

Commercial Property Consultants

01228 544733

CS/5517

WHITEHAVEN

8 ROPER STREET

CONVENIENTLY LOCATED SHOP UNIT

TO LET

100% Business Rates Relief

LOCATION

Whitehaven is one of the main commercial centres of West Cumbria, having a resident population of approximately 26,000 and an estimated catchment of 72,000. The property is situated off Market Place, close to King Street, the town's prime retail centre.

Roper Street is a popular secondary trading location with a mix of local traders and Wilkinson Household Goods store.

For identification purposes only, the property is shown hatched black on the attached extract from the Goad Trade Plan.

DESCRIPTION

Modern ground floor lock up shop forming part of a small parade of similar units.

AREA

Internal width approximately 5m 16' 3" Sales 45.8 sq m 493 sq ft with WC

SERVICES

All main services are available to the property.

ENERGY PERFORMANCE CERTIFICATE

The Property has an Energy Performance Asset Rating of E108.



RATING ASSESSMENT

The Valuation Office Agency website describes the property and shop & premises and has a 2023 List Rateable Value of £6,000. The small business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

LEASE

The premises are offered on a new effectively full repairing and insuring lease for a term of 3 years or multiples thereof.

RENT

£10,000 pa.

VAT

Rents quoted are exclusive of VAT where applicable.

COSTS

Ingoing tenant to be responsible for all legal costs in connection with the transaction.

VIEWING

Strictly by appointment through the sole agents, Carigiet Cowen. Contact Christopher Smith.

01228 544733. csmith@carigietcowen.co.uk

Details amended April 2023



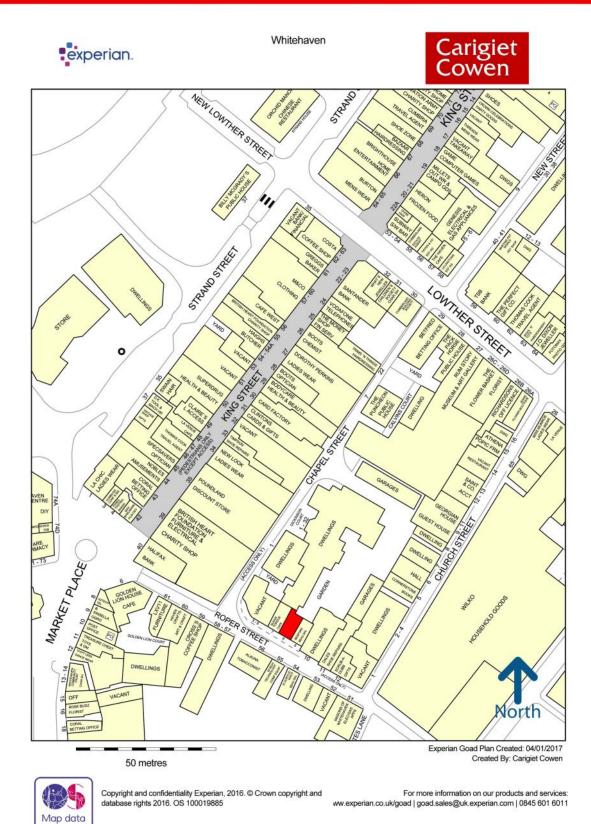








Carigiet Cowen



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