

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 with WC	45.8 sq m	493 sq ft

### 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](mailto:csmith@carigietcowen.co.uk)

**Details amended April 2023**



Suite 2 Telford House, Riverside,  
Warwick Road, Carlisle CA1 2BT

E-mail: [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk)





Whitehaven

Carigiet Cowen



Experian Goad Plan Created: 04/01/2017  
Created By: Carigiet Cowen



Copyright and confidentiality Experian, 2016. © Crown copyright and database rights 2016. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they give notice that:

1) the particulars are set out as a general outline only for the guidance of Intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.