

2831/HMB

****BACK ON THE MARKET****

WHITEHAVEN

**CUMBRIA HOUSE
3 BRANSTY ROW**

FOR SALE OR TO LET

**GOOD QUALITY TOWN CENTRE
OFFICE BUILDING**



LOCATION

Whitehaven is one of the major commercial centres in West Cumbria with a resident population of approximately 26,000, drawing on an estimated catchment circa 72,000. The town has undergone extensive regeneration in recent years, strengthening its position as a tourist and retail centre, including the creation of a 214 berth marina and new head office for Inland Revenue.

The property occupies a very visible site, adjacent to Bransty Row, the main arterial route leading into the town from the north A 596 trunk road. The building is immediately adjacent to the Stagecoach bus garage, which is being marketed for residential redevelopment. The building is immediately opposite Tesco supermarket and pay and display car parking facilities. The central area is approximately 250 yards to the south.

DESCRIPTION

Good quality secular office accommodation on 3 floors.

SPECIFICATION

- Double glazed windows
- Gas central heating
- Mitsubishi wall mounted air conditioning units
- Fluorescent and emergency lighting system
- Partial suspended ceilings

RATING

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £16,750. Applicants are advised to make their own enquiries of the local rating authority on 01946 852585

The national non domestic rate in the £ for the current (2010/2011) rate year is 41.4p.

AREAS

Ground Floor	126.81 sq m	(1365 sq ft)
First Floor	110.55 sq m	(1190 sq ft)
Second floor	47.47 sq m	(511 sq ft)

TOTAL FLOOR AREA 284.83 sq m (3066 sq ft)

SERVICES

Mains electricity, gas, water and a connection to the public sewer are laid on. The property is provided with full gas fired central heating and partial air conditioning.

LEASE TERMS

The building is available by way of a new effectively full repairing and insuring lease with provision on terms to be agreed.

FREEHOLD

Offers invited in the region of £200,000

VAT

The rent quoted above is exclusive of VAT where applicable.

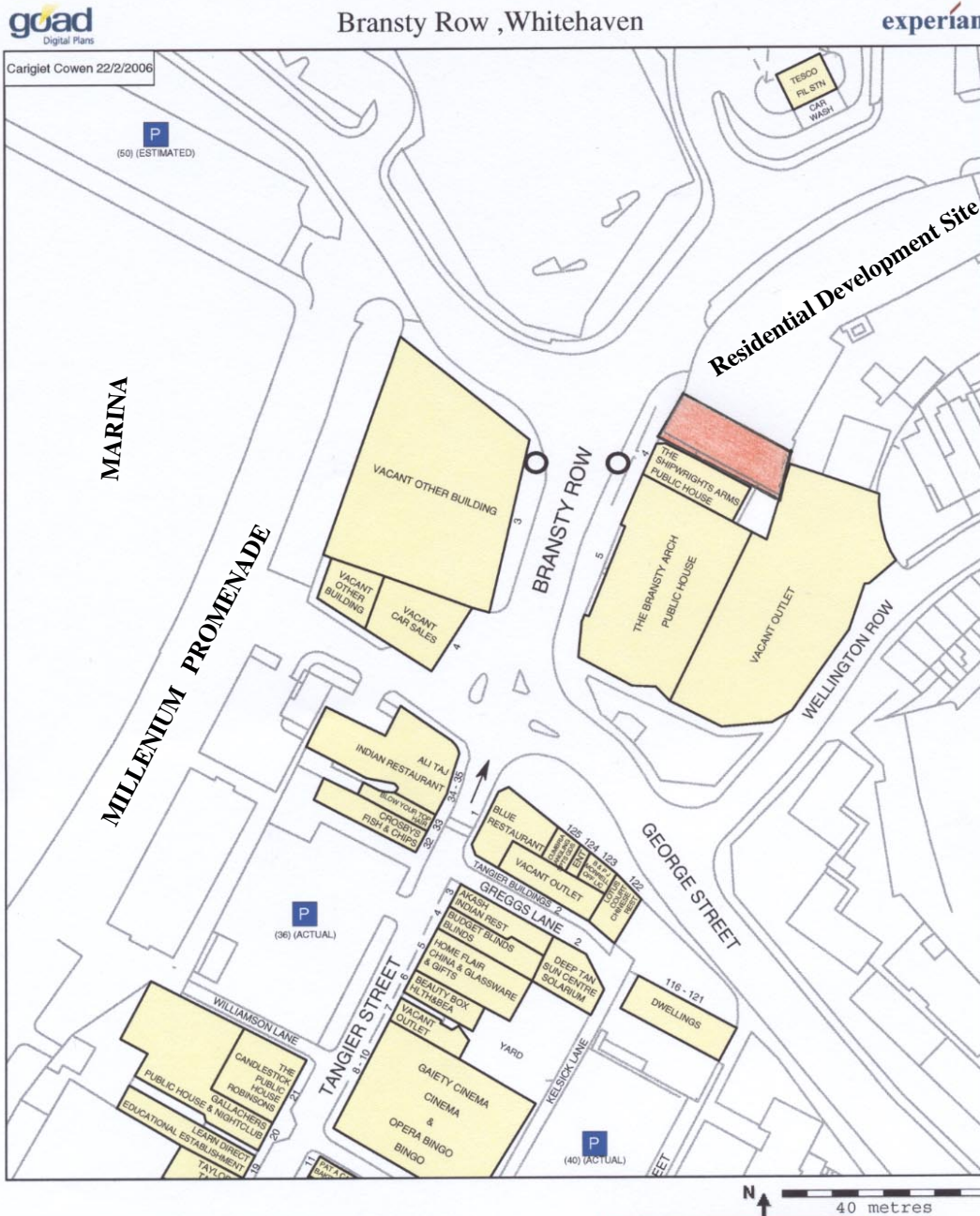
COSTS

The ingoing tenant will be responsible for all legal costs incurred in the transaction.

Details amended

April 2010





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