

2056/MB

WHITEHAVEN

TANGIER STREET

FIRST FLOOR FORMER CINEMA SUITABLE FOR WIDE RANGE OF ALTERNATIVE COMMERCIAL USES SUBJECT TO PLANNING CONSENTS

TO LET

LOCATION

Whitehaven is one of the main commercial centres on the West Cumbrian coast approximately 8 miles south of Workington, 14 miles southwest of Cockermouth, and 30 miles south of Carlisle, the county's principal town. Whitehaven has a resident population circa 27,000 but draws from a wide surrounding rural catchment.

More recently the town has had extensive improvement works undertaken in the harbour side area providing a marina, the Beacon Museum and the Millennium Promenade.

The property is located fronting Tangier Street opposite the Customs Office, with Pay and Display car parking facilities immediately to the front and rear of the building.

Other occupiers in the area are mainly A3 licensed premises and restaurants, and specialist local retailers.

For identification purposes only the property is shown edged red on the attached extract from the Goad trade plan.

DESCRIPTION

The property comprises the whole of the first floor of a 2 storey building of traditional solid stone construction. The ground floor of which will continue to trade as a Bingo hall. The first floor available comprises former cinema premises which could easily be adapted for office, A3 or social use.



ACCOMMODATION

The property comprises the following areas:

Entrance foyer/reception	43.29 sq m	(466 sq ft)
Sales kiosk	7.99 sq m	(86 sq ft)
Ancillary stores	84.91 sq m	(914 sq ft)
Cinema area	319.76 sq m	(3,442 sq ft)
Staff room	4.46 sq m	(48 sq ft)
Offices	30 sq m	(323 sq ft)
Stores	44.68 sq m	(481 sq ft)

SERVICES

Mains gas, water, electricity and a connection to the public sewer are laid on. The property is heated by means of a gas fired central heating system.

RATING

To be reassessed.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of 3 years or in multiples of 3 years.

COSTS

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

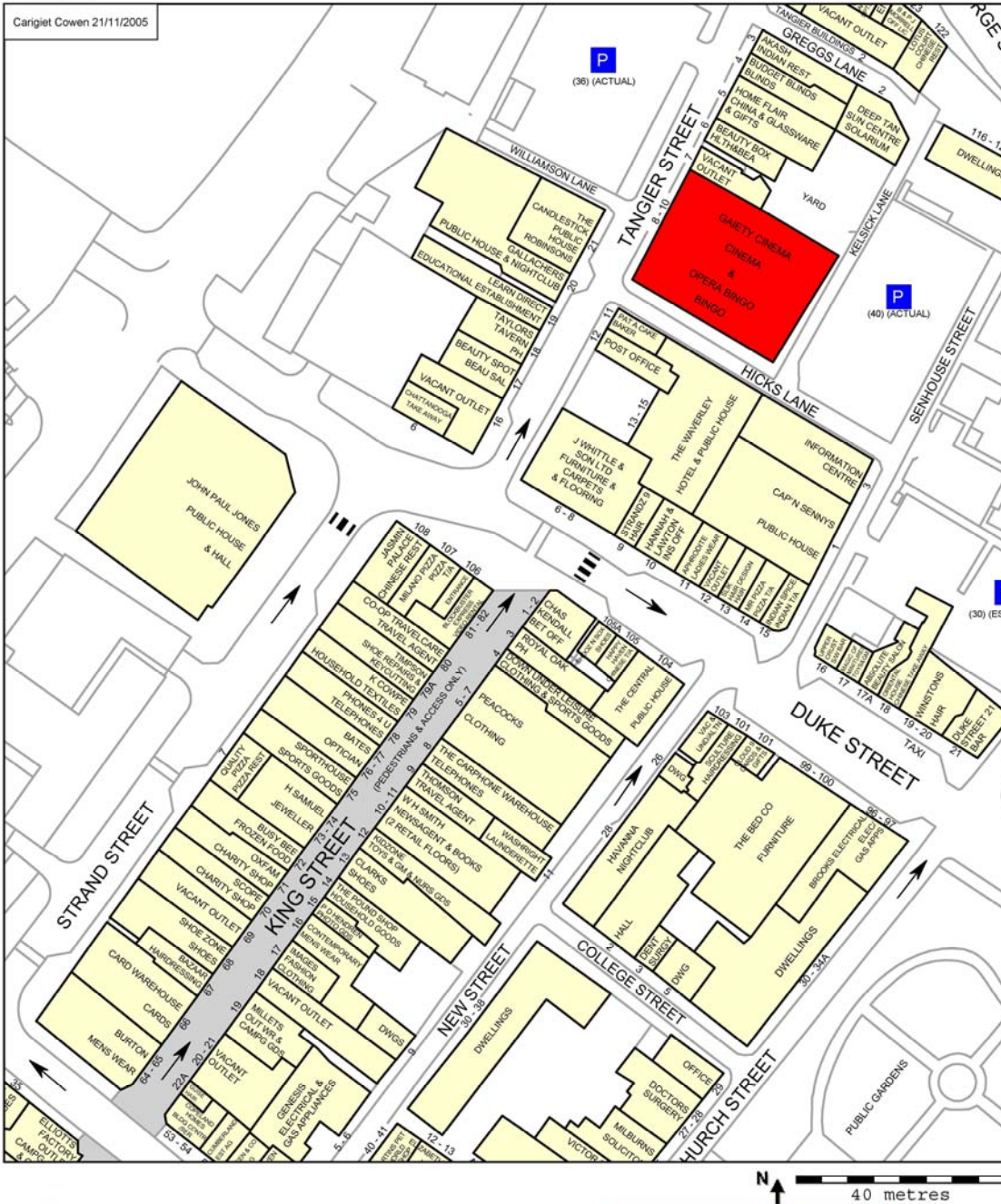
VAT

The property is not registered for VAT and VAT will not be charged on rent or other outgoings.

Details Amended

March 2007





goad
plans.co.uk
For more information on our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2005 Experian Ltd All Rights Reserved
Goad Digital Plans are for identification only and not to be scaled as a working drawing. This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2005. Licence number PU 100011716. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.
For full terms & copyright conditions visit www.goadplans.co.uk

Carigiet Cowen

Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are 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.