

WHITEHAVEN FOR SALE

132A QUEEN STREET, CA28 7QF



***** PROMINENT ROADSIDE POSITION *****

***** SUITABLE FOR VARIOUS COMMERCIAL USES *****

***** STRONG RETURN WINDOW FRONTAGES *****

*****NO VAT PAYABLE*****

SALE PRICE: £115,000

LOCATION

Whitehaven, with a resident population of approximately 25,000 with Workington approximately 8 miles north, is one of the two main population centres for West Cumbria. Whitehaven is the predominant town in the Copeland Borough Council area (now Cumberland Council with Carlisle and Allerdale) and is the nearest population centre to the Sellafield Nuclear Reprocessing Plant, the largest employment site in Cumbria, situated approximately 10 miles south. The town provides a good range of local amenities, plus the relatively recent office development, Albion Square. The subject property is situated a few hundred metres east of Whitehaven's pedestrianised retail core. Queen Street is a side road which links the thoroughfares of Duke Street and Lowther Street.

The property overlooks the town's St Nicholas Church Park. This is a tertiary trading area, with nearby operators including Casa a Roma, Bleasdale & Co. (Bendles LLP), Whitehaven Pharmacy, and a number of private independent operators for various commercial uses. The location of the building is shown on the plan overleaf.

DESCRIPTION

The property is a single-storey end-of-terrace building of traditional block construction with a rendered finish to the front elevation, under a flat roof. The exterior is well presented, with three floor-length arched windows on the front elevation. An archway to the right, situated between the subject building and Casa a Roma, provides the main access door into the shop. Internally, the building comprises an open-plan sales area with a storage room, kitchen and WC to the rear.

ACCOMODATION/AREAS

Net Sales Area	89.59 sq m	(964 sq ft)
Kitchen	3.50 sq m	(38 sq ft)
WC		

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The unit does not currently have an EPC, one is being commissioned and will be made available shortly.



Carigiet Cowen Ltd 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 of 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 Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

SALE PRICE

Offers in the region of **£115,000** are invited for the sale of the freehold with vacant possession.

RATEABLE VALUE

The Valuation Office Agency website describes the property as a Shop and Premises with a 2023 List Rateable Value of £12,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

VAT

We understand the property is not elected for VAT, and therefore VAT will not be payable on the sale price.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

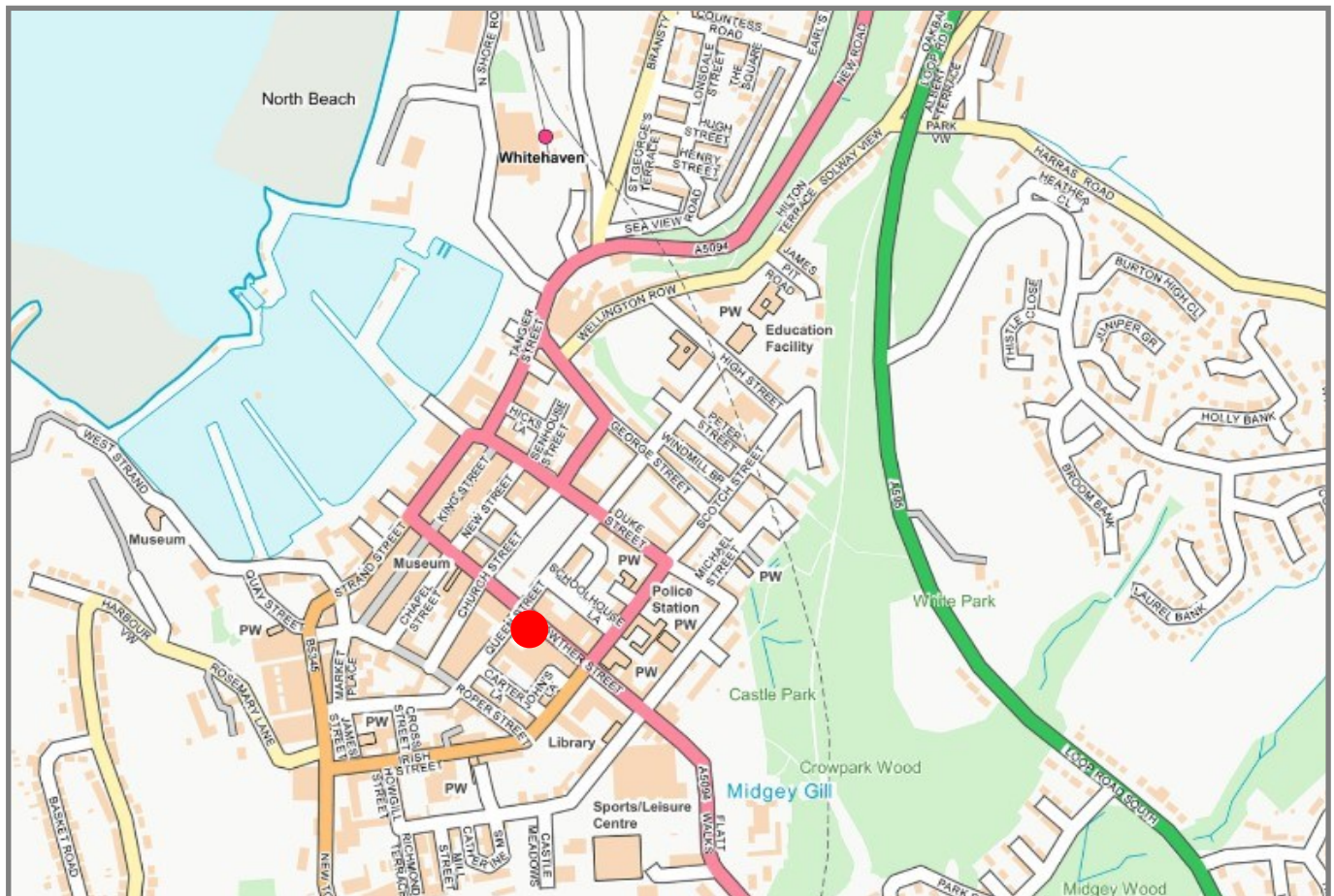
VIEWINGS

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

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Details Prepared: April 2025



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