

# FOR SALE RAMSDENS INVESTMENT

Carigiet  
Cowen

53 KING STREET, WHITEHAVEN, CA28 7JH



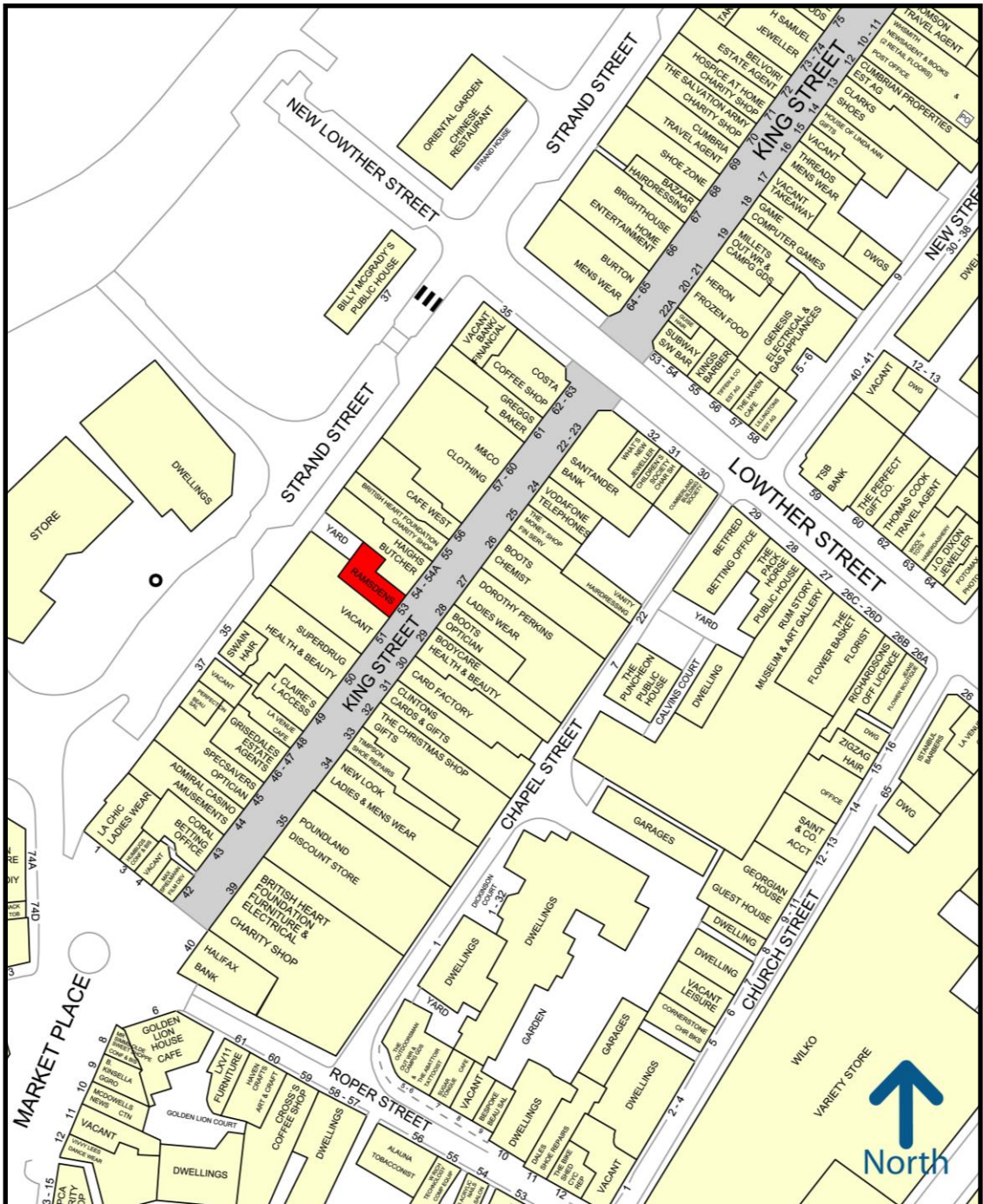
PRIME RETAIL INVESTMENT LET TO



**Offers in excess of £125,000  
are invited for the freehold interest**

## INVESTMENT HIGHLIGHTS

- Current rental income £15,000 per annum
- Ramsdens have over 120 branches
- National high street retailer established in 1987



## LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council area. The property is located along the town's main shopping street and occupies a prime location next to a number of national high street operators, including **Bodycare, Card Factory, Boots Opticians and Costa.**

For identification purposes only, the location of the property is shown coloured red on the attached extract from the Goad Trade Plan.

## DESCRIPTION

A three storey, mid terrace unit providing retail accommodation at ground floor level with integral offices and stores to the upper floors.

## ACCOMMODATION

Floor	Sq m	Sq ft
Net Sales Area	68.93	(742)
Sales ITZA	48.73	(525)
First Floor Office	22.60	(243)
First Floor Kitchen	8.40	(90)
Second Floor Stores	46.39	(499)

Please note, the tenant occupies the ground floor and part of the first floor under their lease. The remaining areas are currently non-tenanted.

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of E-105.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £12,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## COVENANT

Ramsdens currently has over 120 branches throughout Northern England, Scotland and Wales and was established in 1987. The company has developed into a recognised and trusted national high street retailer.

## TENANCY

Let on an Internal Repairing and Insuring lease for 10 years from 25th June 2018. The passing rent is **£15,000 per annum**.

## SALE PRICE

Offers in excess of **£125,000** are invited for the freehold interest.

## COSTS

Each party will bear their own legal and professional costs in respect of any transaction.

## VAT

All figures quoted are exclusive of VAT, and VAT will be charged in addition at the appropriate rate.

## VIEWINGS

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

Ben Blain

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