

**INVESTMENT
FOR SALE**



26 LOWTHER STREET & 63-64 CHURCH STREET,
WHITEHAVEN CA28 7DG

**CARIGIET
OWEN**

Location

Whitehaven, with a resident population of approximately 25,000 with Workington, approximately 8 miles north, is one of the 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 nearby to Whitehaven's pedestrianised retail core and its Harbour.

The property overlooks the town's St Nicholas Church Park. Nearby operators, including Hays Travel, Betfred, Santander, Costa and a number of private independent operators for various commercial uses.

The location of the building is shown outlined red adjacent.

Description

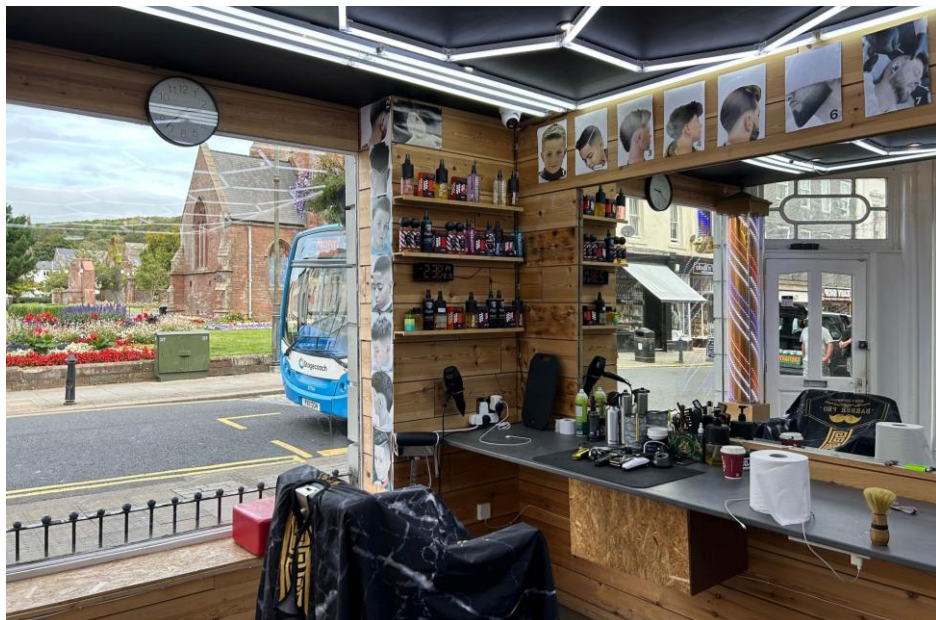
A three-storey building of traditional block construction under a pitched slate roof. The ground-floor commercial unit is self-contained and occupied by a barber shop, accessible via the front door, with an exit door located on the side onto Church St. This comprises an open sales area, a store-room, a separate basin and a WC. An additional room within the ground floor has separate access and was recently let as an office. This is currently vacant.

Access to the remaining parts of the building is located off Church Street. Integral stairs lead to the residential flats above. The first floor known as 63 Church Street, is a one-bedroom flat which has a living room, bathroom and kitchen.

The second floor two-bedroom flat, known as 64 Church Street, has stairs upon entry, which lead to the second floor. The flat is spacious with a landing, living room, bathroom and kitchen.

Both residential units would lend themselves well to Sellafield contractor lettings.





Accommodation

Description	Area Sq M	Area Sq Ft
Ground Floor Commercial Unit	60.17	648
Separate Office	6.31	68
First Floor Flat	1 Bedroom	
Second Floor Flat	1 Bedroom	

Sale Price

Offers in the region of **£345,000** are invited for the freehold investment.

Tenancy Details

The ground floor is let to a local covenant who has been in operation for 14 years on a new lease for a term of 7 years from December 2025 at a rent of £12,000 per annum exclusive.

The ground floor office is currently vacant. ERV for the unit is £300 per month.

Both upper floor flats are currently vacant. The first floor one bedroom flat could achieve up to £500 per month and the second floor two-bedroom flat up to £800 per month.



Services

The property is connected to mains water, drainage and electricity. Services have not been tested and interested parties should rely on their own investigations to confirm suitability. Each part has its own service meters.

Planning

We understand the property holds planning permission under Use Class E (shop & premises) but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the ground floor as Shop and Premises as with a 2023 List Rateable Value of £5,700. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

The two residential units sit within Council Tax Band A.

Energy Performance Certificate

The property benefits from an EPC showing an Energy Performance Asset Rating of D-90.

VAT

We understand VAT is not payable on the sale price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

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

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(7976/BB)

