

FOR SALE OR TO LET

Carigiet
Cowen

32 LOWTHER STREET, WHITEHAVEN
CA28 7DW



TOWN CENTRE LOCATION

Sale Price £85,000+ VAT
Rent £8,500 per annum exclusive

* PRIME UNIT*

* 100% BUSINESS RATES RELIEF ATTAINABLE*



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www.carigietcowen.co.uk



LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council areas. The town has a resident population of approximately 25,000 drawing on an estimated catchment of circa 72,000. The recent injection of the Albion Square office development to Whitehaven town centre has brought major investment.

The property is positioned facing onto Lowther Street, the building occupies a prime location close to a number of occupiers including Costa, Subway, Greggs, Cumberland Building Society and Santander.



Whitehaven



50 metres

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Experian Goad Plan Created: 10/05/2024
Created By: Carigiet Cowen

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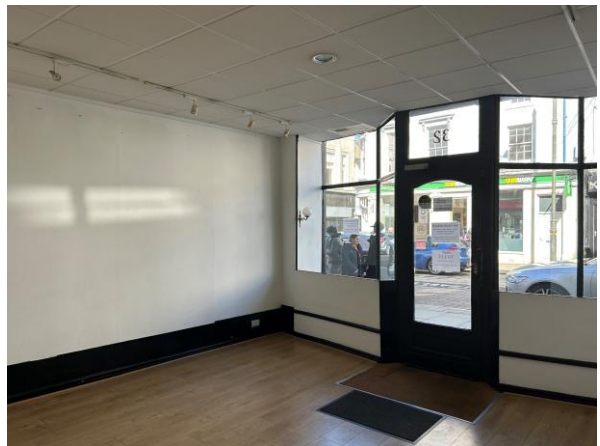
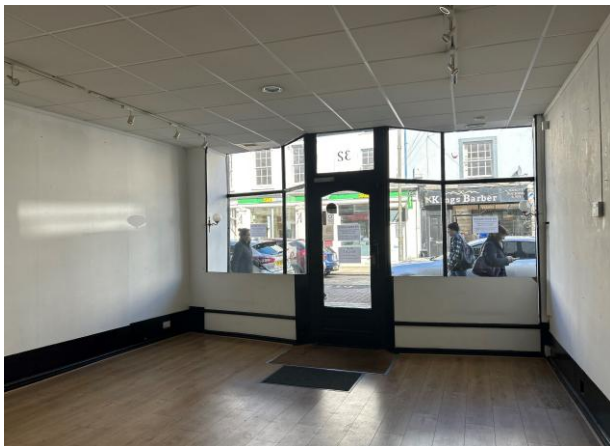
DESCRIPTION

A three-story mid terraced building of block construction under a pitched slate roof.

Internally, the unit provides a rectangular shaped layout that comprises of open plan rooms, benefiting from WC and a kitchen to the upper floors.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	37.2	400
First Floor	31.0	334
Second Floor	33.8	364
Total	102.0	1,098



SERVICES

We understand main water and electricity are connected to the unit.

RATEABLE VALUE

The Valuation Office Agency website describes the property as shop and premises with a 2023 List Rateable Value of £8,400. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

SALE PRICE

Offers are invited for the freehold with vacant possession at a sale price of **£85,000**.

RENT

Alternatively, the property is available To Let on a new lease for a term of years to be agreed at a rent of **£8,500 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent and sale price.

VIEWS

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

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7532/BB