

FOR SALE: £115,000

Prominent Roadside Town Centre Position

132A QUEEN STREET, WHITEHAVEN, CA28 7QF

Carigiet Cowen



* NO VAT PAYABLE *

* LOW RATEABLE VALUE *

* SUITABLE FOR VARIOUS COMMERCIAL USES *

* STRONG WINDOW FRONTAGES *



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www.carigietcowen.co.uk



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 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. 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. The business owner is consolidating their operations from two shops to one, and the Chaos Clothing in Workington will continue to operate.



ACCOMMODATION

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

SERVICES

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

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 £.

ENERGY PERFORMANCE CERTIFICATE

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



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SALE PRICE

The property is for sale with vacant possession for a sale price of **£115,000**.

COSTS

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

VAT

No VAT is payable on the sale price.

VIEWINGS

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

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Amended: July 2025

7799/BB

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