

7332/BB

WHITEHAVEN

49 KING STREET

TO LET

**** PRIME RETAIL UNIT ****

**** VARIOUS USES CONSIDERED ****



LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council area. The town has a resident population of approximately 25,000 drawing on an estimated catchment of circa 72,000.

The property is well located within the town's main shopping street and occupies a prime location next to a number of national high street operators, including Greggs, Bodycare, Card Factory, Boots Opticians and Costa.

DESCRIPTION

49 King Street comprises a mid terraced prime retail unit providing regular shaped open plan ground floor with WC to the rear.

The property benefits from an extensive glazed frontage incorporating DDA accessibility.

The unit is suitable for a variety of commercial uses, subject to planning.

ACCOMMODATION

Net Sales Area	665 sq ft	(61.78 sq m)
Sales ITZA	562 sq ft	(52.21 sq m)

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 £13,250.

The national non-domestic rate for the current 2023/2024 rate year is 49.9p in the £.

TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£7,200 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-122.

COSTS

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

VAT

VAT is payable on the rent at the appropriate rate.

VIEWINGS

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

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Details Amended

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Experian Goad Plan Created: 20/04/2020
Created By: Carigiet Cowen



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