

FOR SALE

GROUND FLOOR COMMERCIAL UNIT

Carigiet
Cowen

124 QUEEN STREET, WHITEHAVEN, CA28 7QF



SALE PRICE: £75,000

FOR THE LONG LEASEHOLD INTEREST

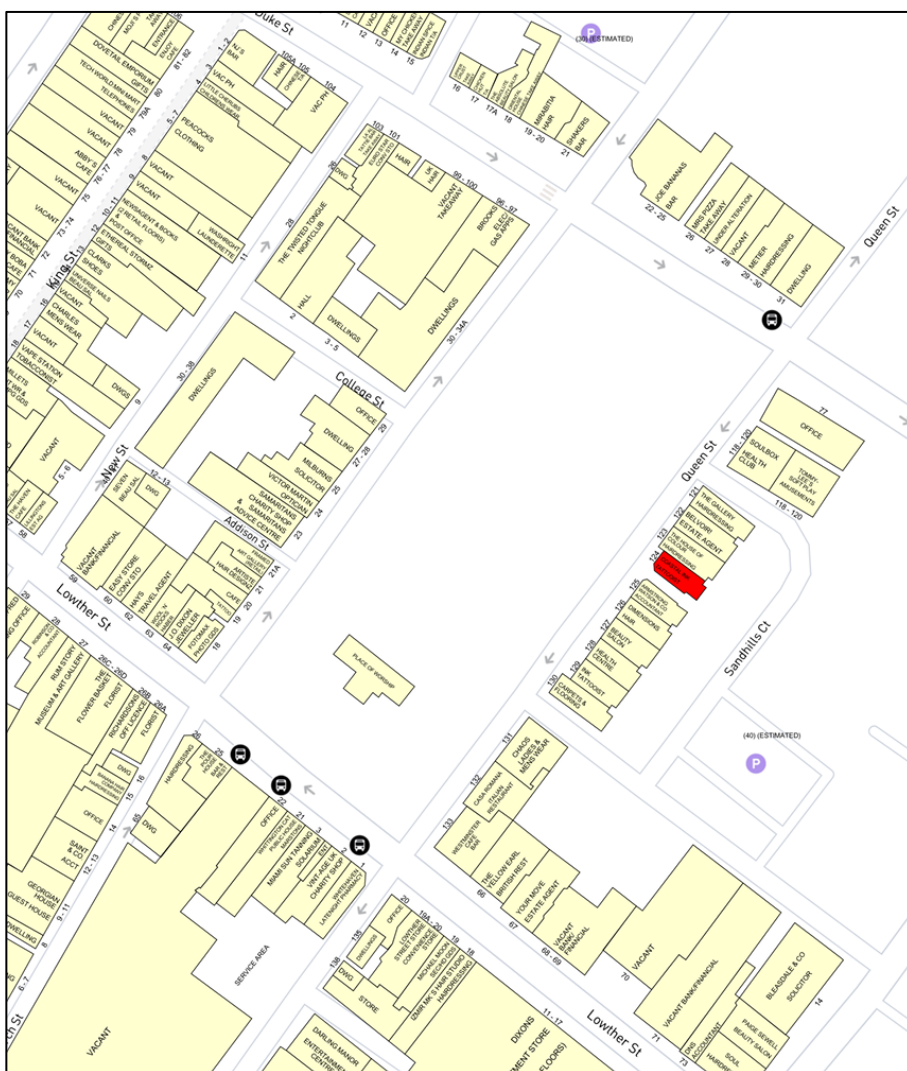
- * NO VAT PAYABLE *
- * DEDICATED CAR PARKING *
- * TOWN CENTRE POSITION *

LOCATION

Whitehaven, with a resident population of approximately 25,000 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 new office development, Albion Square. The subject property is situated a few hundred meters 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 is opposite St Nicholas Church park and nearby commercial operators, including Armstrong Watson Accountants, Casa Roma, Bleasdale & Co (Bendles LLP), Whitehaven Pharmacy, and several private independent operators for various commercial uses. The location of the building is shown coloured red on the plan below.



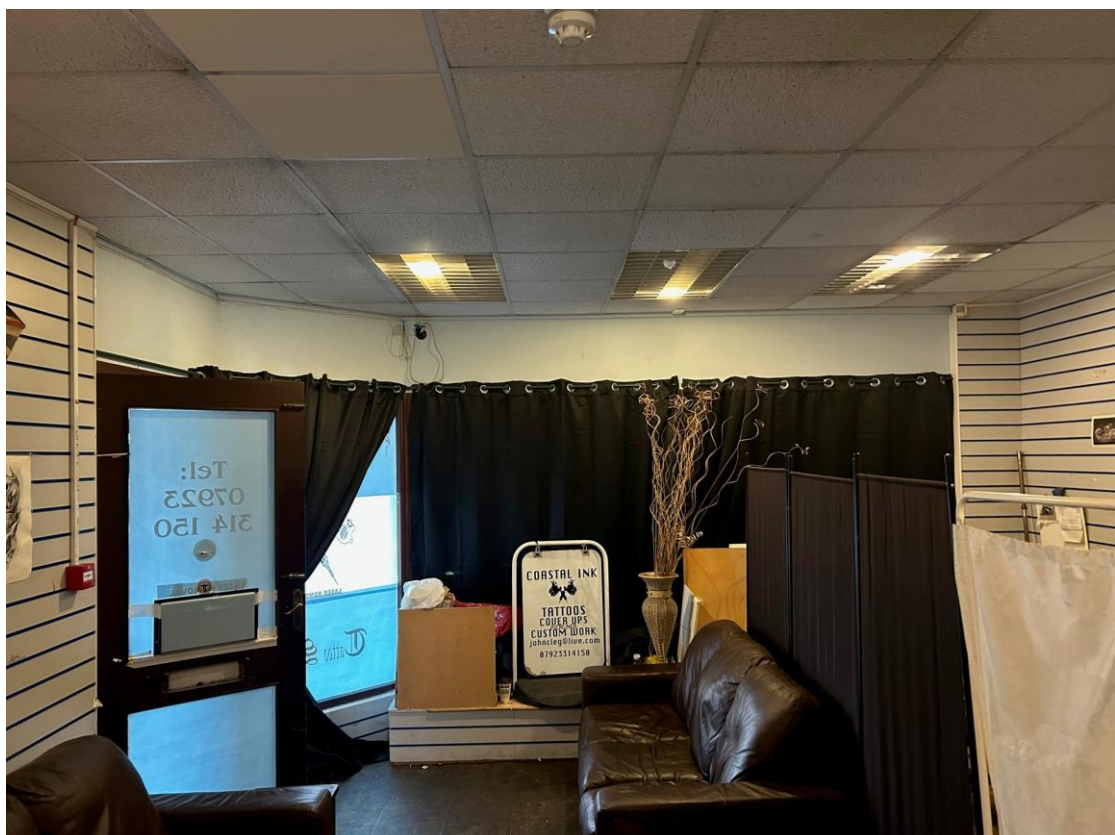
DESCRIPTION

The property is a self-contained ground-floor commercial unit with good window frontages to Queen Street. Internally the accommodation was most recently operating as a tattoo studio and is largely rectangular and open plan with integral WC, kitchen area and rear fire escape door.

To the rear of the building are two car parking spaces associated with the title.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	54.3	584
2 no. Car parking spaces		



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 £6,200. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF ATTAINABLE FOR QUALIFYING OCCUPIERS *****

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of B (48).



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SALE PRICE

The long leasehold property is available FOR SALE with vacant possession at a sale price of **£75,000**. For the avoidance of doubt, the sale solely relates to the ground floor unit and not the residential above.

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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Prepared: October 2025

7928/BB



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