

7489/BB

WHITEHAVEN
80 LOWTHER STREET, CA28 7RB
FOR SALE



*****FREEHOLD OPPORTUNITY*****

*****NO VAT PAYABLE*****

SALE PRICE: £195,000

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, with the exterior towards Catherine Street. Lowther Street is one of the town's main thoroughfares and the building occupies a prominent location close to a number of occupiers including The Co-op, Civic Hall and Morrisons. The location of the subject property is shown overleaf.

DESCRIPTION

An attractive two storey, end of terrace, corner building fronting on to Lowther Street and adjacent to Catherine Street in a secondary location in Whitehaven town centre. The property is arranged over two floors and is operating as a social club. The ground floor provides an open plan bar area with large function room to the front. Separate male, female and disabled toilets are provided towards the rear of the ground floor. A conveniently installed access ramp has been created and installed from the car park at the rear. This provides access for disabled users to the ground floor.

The first floor provides further social club accommodation comprising a bar, function room and darts room including pool table. A small staff office / store is also in situ.

ACCOMMODATION

Net Internal Area 2,216 sq ft (205.84 sq m)

ENERGY PERFORMANCE CERTIFICATE

An EPC is in the process of being commissioned and will be made available shortly.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Club and premises with a 2023 List Rateable Value of £7,900.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.



SALE PRICE

Offers in the region of **£195,000** are invited for the sale of the freehold building with vacant possession.

In addition, it should be noted that the current owners Whitehaven Rugby League Supporters Club would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.

COSTS

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

VAT

We understand the property is not elected for VAT and therefore VAT **WILL NOT** be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

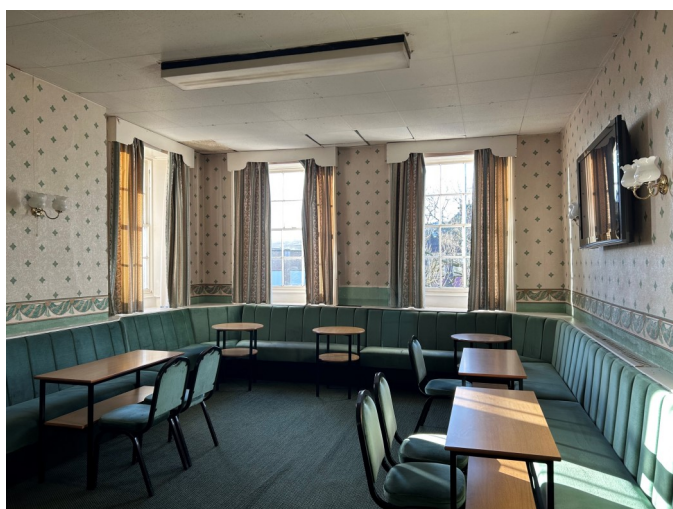
Ben Blain

Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

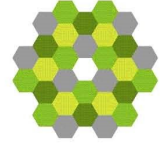
Details Prepared:

March 2024

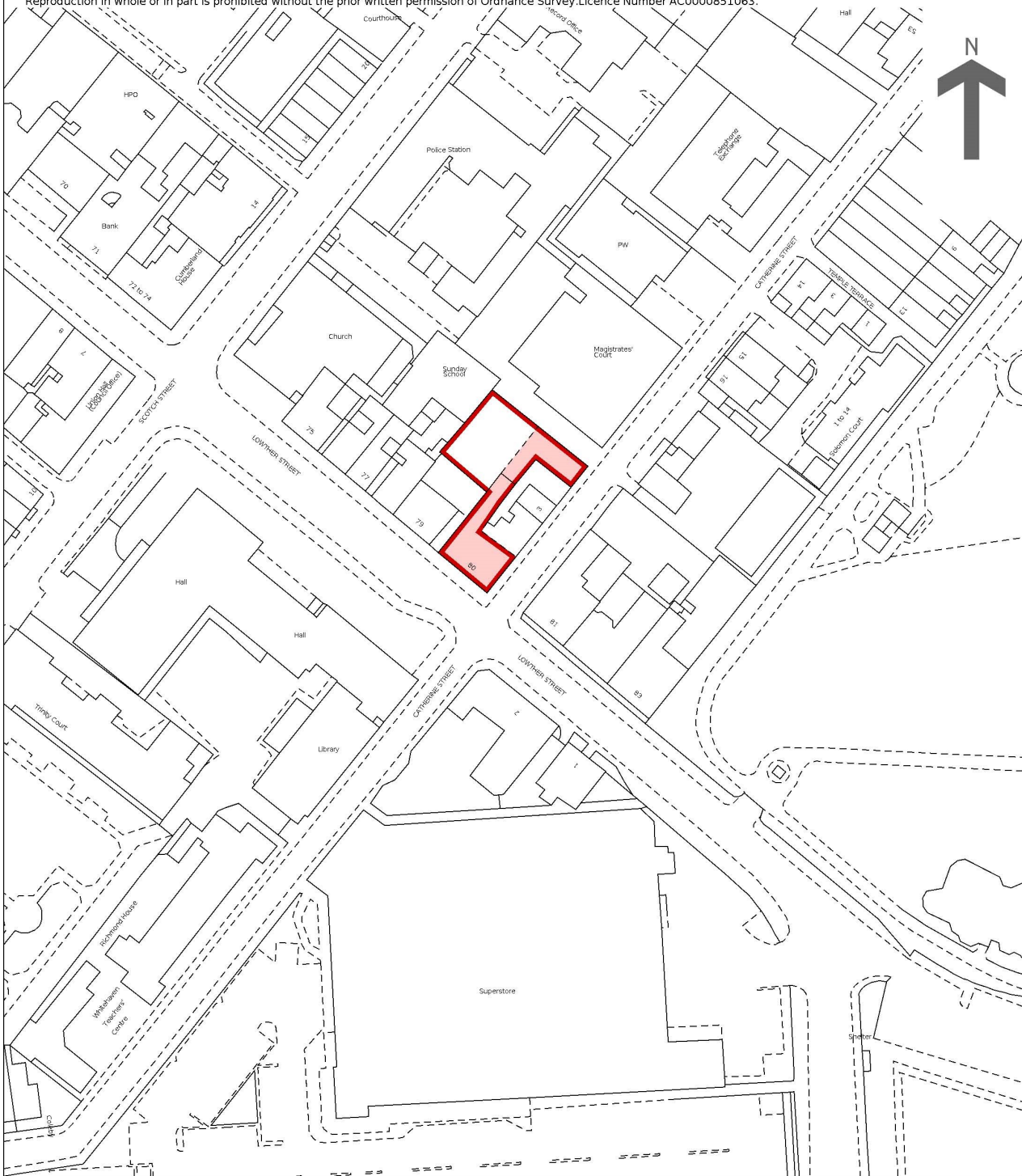


HM Land Registry Official copy of title plan

Title number **CU249241**
Ordnance Survey map reference **NX9718SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cumberland**



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