

3460/CS

# WHITEHAVEN

## 8 ROPER STREET

CONVENIENTLY LOCATED SHOP UNIT

# TO LET



### LOCATION

Whitehaven is one of the main commercial centres of West Cumbria, having a resident population of approximately 26,000 and an estimated catchment of 72,000. The property is situated off Market Place, close to King Street, the town's prime retail centre.

Roper Street is a popular secondary trading location with a mix of local traders and Wilkinson Household Goods store.

For identification purposes only, the property is shown hatched black on the attached extract from the Goad Trader's Plan.

### DESCRIPTION

Modern ground floor lock up shop forming part of a small parade of similar units.

### AREA

Internal width approx	<b>5m</b>	<b>16' 3"</b>
Sales with WC	<b>45.8 sq m</b>	<b>493 sq ft</b>

### SERVICES

All main services are available to the property.

### LEASE

Premises are offered on a new effectively full repairing and insuring lease for a term of 3 years or multiples thereof, incorporating periodic upward only rent reviews.

### RATING

We are unable to identify the property from the Valuation Office Agency website. Interested parties should contact the local rating authority, telephone 0845 054 8600 for information.

### RENT

£10,500 pa.

### VAT

Rents quoted are exclusive of VAT where applicable.

### COSTS

Ingoing tenant to be responsible for all legal costs in connection with the transaction.

### VIEWING

By appointment through Carigiet Cowen.

### Details amended

April 2010



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