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Former Wilko Store – To Let

23 – 24 Lowther Street, Whitehaven, CA28 7DG



Location

- Whitehaven is a market town situated on the west coast of Cumbria, on the edge of the Lake District National Park
- Purpose-built retail unit situated centrally within the town centre and extending to approximately 3,460 sq m (37,239 sq ft).
- Previously occupied by Wilko, with main entrance from Lowther St, and further access points from Queen St & Roper St
- Service yard & parking
- Suitable for retail, leisure, office, production & business use
- Class E consent (with Lowther St frontage listed)
- Capable of sub-division into smaller units
- Close to Albion Square (Sellafield Offices)
- Freehold sale considered



Location

Whitehaven is a strong market town located on the west coast of Cumbria approximately, 7 miles south of Workington, 42 miles west of Carlisle, 52 miles north of Barrow-in-Furness and around 20 minutes south of Workington, the nearest competing retail centre. Significant local employment is derived from the nuclear and renewable energy sector and is at the heart of “Britain’s Energy Coast”. The town has a resident population of approx. 20,000 and a district population of 70,000 people. Whitehaven is on the western fringe of the Lake District National Park, which was inscribed as a UNESCO World Heritage Site in 2017.



The former Wilko store is bounded by Lowther St, Queen St, Roper St and benefits from a service yard accessed via Queen St. There are retail entrances from Lowther St and Roper Street.

The property is shown for identification purposes on the attached street traders' plan and occupies a prominent position close to the junction of Lowther St with King St. Other occupiers in the immediate vicinity include the Dixons Department Store, Cumberland, Santander, St Nicholas Church, and a range of strong independent traders.

Description

The property comprises two parts and benefits from dual access off both Lowther Street and Roper Street. The front section on Lowther St provides a traditional listed three storey building with retail provision on the ground floor and ancillary storage at first and second floor level, and extensive glazed shop fronts onto Lowther Street. The rear section of the property comprises a modern purpose built retail unit of rendered brick construction with a mansard roof which is connected to the front of the property via an internal link, which comprises part of the sales floor. The site benefits from a service yard to the south eastern elevation accessed off Queen Street which accommodates deliveries in addition to refuse storage and some staff parking.

Accommodation

Floor	Sq m	Sq ft
Ground Floor Retail	3,209.5	34,547
First Floor Ancillary	250.09	2,692
Total	3,459.59	37,239



Terms

The property is available to let as a whole, or in part on a new full repairing and insuring lease for a term to be agreed– further details from the joint letting agents. A freehold sale may be considered.

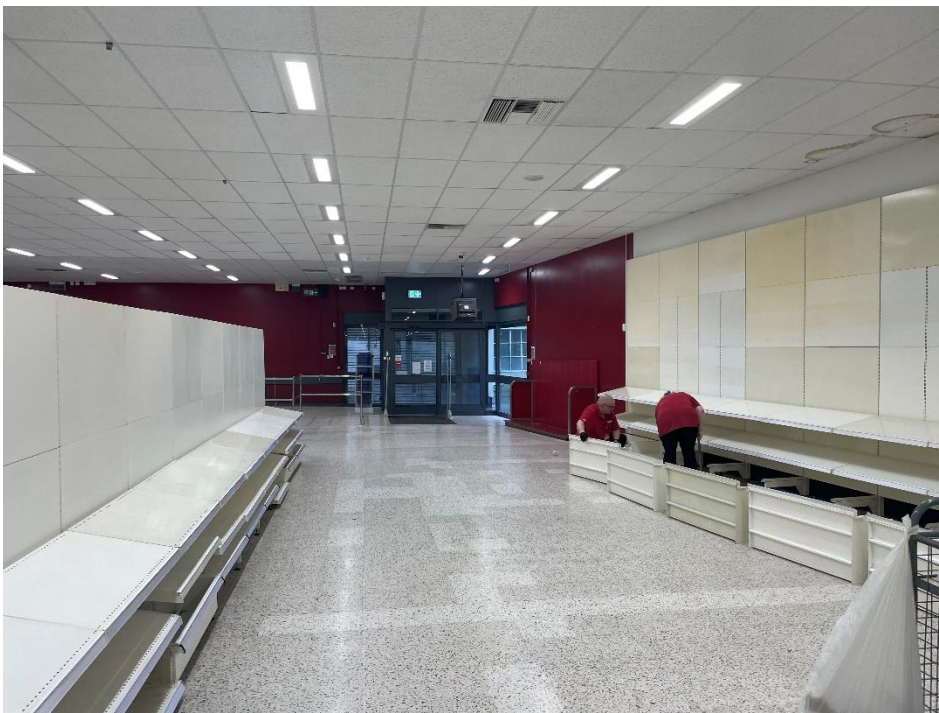
EPC

The property has a rating of D-86

VAT

The property is registered for VAT and VAT will therefore be payable on all rents and other payments under the terms of the lease.





Further details from the joint agents:

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50 metres

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