

FOR SALE

FREEHOLD BUILDING &
BUSINESS OPPORTUNITY

6 CHURCH STREET, WHITEHAVEN, CA28 7AY

Carigiet
Cowen



HIGH QUALITY AIRBNB ACCOMMODATION

Sale Price: £269,000

* INCLUSIVE OF ALL FURNISHINGS AND INSTALLATIONS *

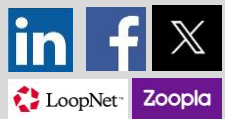
* POTENTIAL TO EASILY INCREASE NET PROFITS *

* NO VAT PAYABLE *



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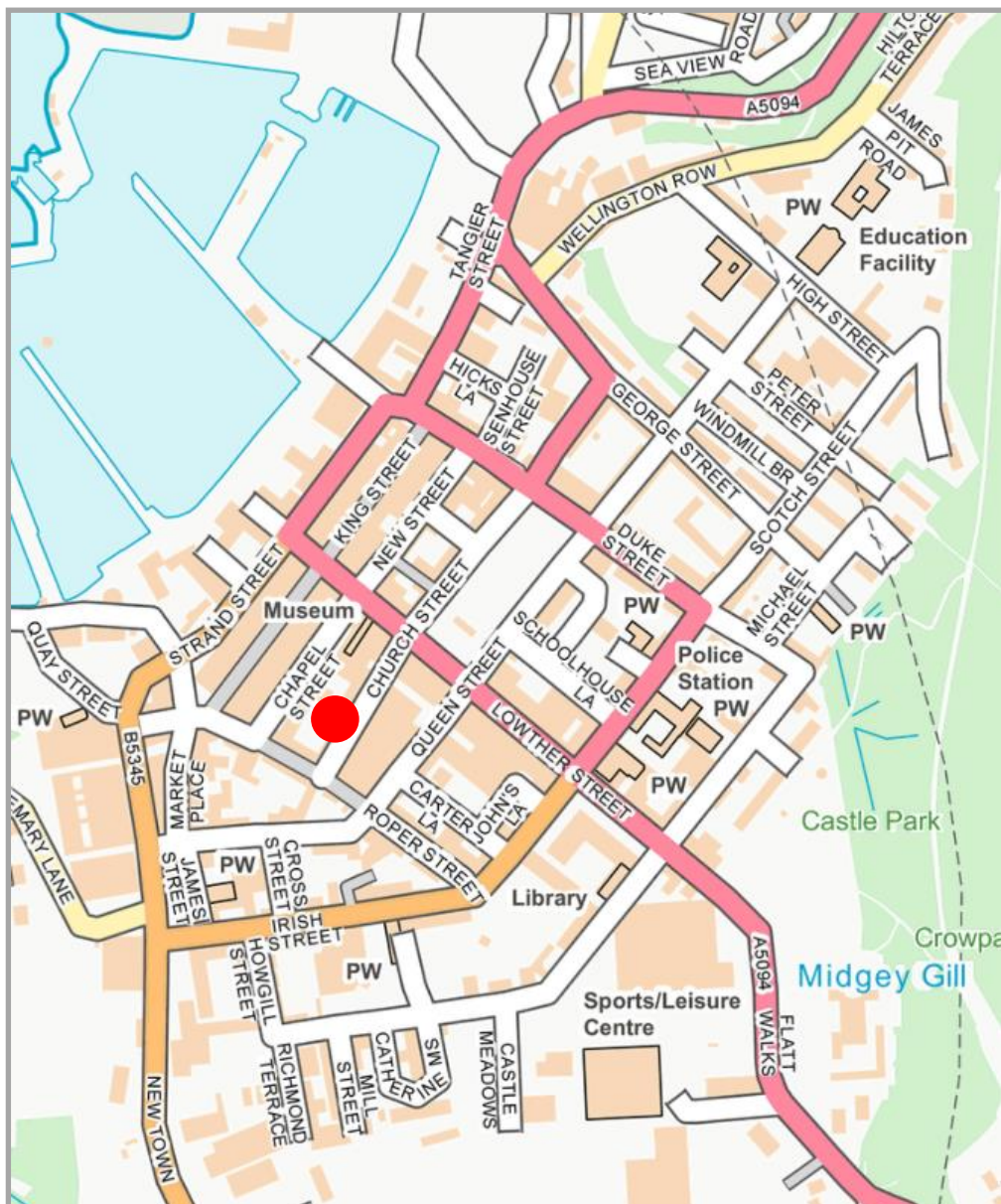
www.carigietcowen.co.uk



LOCATION

Whitehaven, with a resident population of approximately 25,000 with Workington, approximately 8 miles north, are one of the main population centres for West Cumbria. Whitehaven is the predominant town in the Copeland Borough Council area (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 property is positioned facing onto Church Street, a one-way road and the building occupies a convenient location close to a number of occupiers including Costa, Domino's, Subway, Greggs, TSB Bank and Santander. Adjacent properties include a mixture of residential and some commercial buildings. There are various listed and non-listed buildings along Church Street, but the location is convenient and attractive. Whitehaven train station is approximately 10 minutes walk away.



DESCRIPTION

6 Church Street is a three-storey mid-terraced property of traditional block construction under a pitched slate roof. The building has been converted to provide a shared living, kitchen, and utility area at ground floor level, with 4 no. private bedrooms over the two upper floor levels. One bedroom on each level has a shower en-suite. There are also private bathrooms for the non-en-suite bedrooms. There is access to a rear yard area for bike storage.

Internally, the accommodation is well fitted out throughout, for its current use as an Airbnb business.

Fit out briefly comprises: -

- Large sofas/dining table/chairs/wood burning stove
- Fully fitted kitchen with 2 no. ovens / microwave / fridge / freezer / hob / sink / beer machine
- Large TV / Wi-fi installation
- Laundry room with washing machine and dryer
- 4 no. bedrooms arranged over two floors, equipped with TVs / desks/storage

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	39.89	(429)
First Floor	37.82	(407)
Second Floor	36.82	(396)
Total	114.53	(1,233)

SERVICES

We understand mains gas, electricity, water and drainage are connected. In addition, wi-fi is installed and operational within the building, and a wood-fired log burner has been fitted to the front room downstairs.



AIRBNB BUSINESS

The Airbnb business is managed by the vendor and has been operating since 2023. Full information on accounting, turnover and profits can be made available via the agent. There is scope to build on the existing healthy net profits by managing and cleaning the premises in a different arrangement.

RATEABLE VALUE

The Valuation Office Agency website describes the property as follows:-

- Offices and Premises – RV £5,200
- Self Catering Holiday Unit and Premises – RV £2,600

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

**** 100% BUSINESS RATES RELIEF MAY BE ATTAINABLE ****

ENERGY PERFORMANCE CERTIFICATE

We understand that the property has an Energy Performance Asset Rating of E-42.



SALE PRICE

Offers in the region of **£269,000** are invited for the sale of the property and business, including trade name and goodwill. Subject to offer, the freehold building and business would be inclusive of all fixtures and fittings.

COSTS

Each party will bear their own legal and professional costs incurred in the 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:

Ben Blain

Tel: 01228 635002

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Amended: July 2025

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1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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