Carigiet Cowen

Commercial Property Consultants

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7074/BB

WHITEHAVEN

9 KING STREET

FOR SALE/TO LET

*** 100% BUSINESS RATES RELIEF *** ***NO VAT PAYABLE***



West Cumbria and is the administrative centre for property as shop & premises with at a 2023 List Copeland Borough Council area

The subject property is located on King Street, the 49.9p In the £. pedestrianised high street of Whitehaven. Nearby occupiers include WH Smith, Millets, Peacocks and ENERGY PERFORMANCE CERTIFICATE Clarks.

The location of the subject property is shown shaded SALE PRICE & TERMS red on the GOAD plan attached.

DESCRIPTION

retail unit arranged over three floors. The ground floor annum exclusive. was latterly operating as a travel agent and is fitted out to a modern specification.

a WC and kitchen. The second floor provides two of a letting, a rental deposit will be required. large rooms which could be used for storage.

ACCOMMODATION

Ground Floor	647 sq ft	(60.13 sq m)
First Floor	670 sq ft	(62.27 sq m)
Second Floor	429 sq ft	(39.86 sq m)

SERVICES

We understand mains water, electricity and drainage are connected. Air conditioning is installed to the unit

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



RATING ASSESMENT

Whitehaven is one of the major commercial centres in The Valuation Office Agency website describes the Rateable Value of £9,100. The small business nondomestic multiplier for the 2023/2024 rate year is

An EPC has been ordered for the property.

Offers in the region of £60,000 are invited for the freehold interest, with vacant possession. Alternatively, the building is available **To Let** on a The subject property is a glazed fronted mid-terraced new lease for a term of years to be agreed at £6,750 per

COSTS

Both parties will bear their own legal and professional The first floor comprises two further rooms, as well as costs in relation to any lease transaction. In the event

The property is not elected to charge VAT. Therefore, no VAT is payable on the rent or sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Ben Blain

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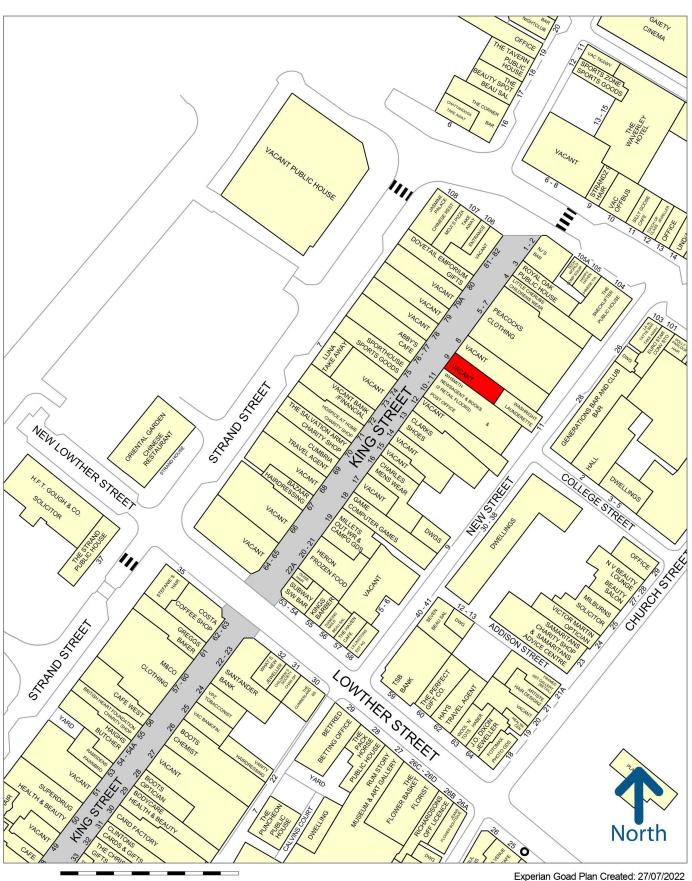
Details amended: March 2024







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50 metres

Experian Goad Plan Created: 27/07/2022 Created By: Carigiet Cowen

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