

7074/BB

WHITEHAVEN

9 KING STREET

FOR SALE/TO LET

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



LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council area

The subject property is located on King Street, the pedestrianised high street of Whitehaven. Nearby occupiers include WH Smith, Millets, Peacocks and Clarks.

The location of the subject property is shown shaded red on the GOAD plan attached.

DESCRIPTION

The subject property is a glazed fronted mid-terraced retail unit arranged over three floors. The ground floor was latterly operating as a travel agent and is fitted out to a modern specification.

The first floor comprises two further rooms, as well as a WC and kitchen. The second floor provides two 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

The Valuation Office Agency website describes the property as shop & premises with at a 2023 List Rateable Value of £9,100. The small business non-domestic multiplier for the 2023/2024 rate year is 49.9p In the £.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered for the property.

SALE PRICE & TERMS

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 new lease for a term of years to be agreed at **£6,750** per annum exclusive.

COSTS

Both parties will bear their own legal and professional costs in relation to any lease transaction. In the event of a letting, a rental deposit will be required.

VAT

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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