

FOR SALE / TO LET



Commercial/Development/Investment/Retail/4623 sq ft (429.5 sq m)/£16,950 PA

7-8 Lowther Street, Whitehaven

Cumbria, CA28 7AL

Carolyn Hardy

agency@wالتongoodland.com

01228 514199



PROMINENT RETAIL UNIT CLOSE TO JUNCTION OF LOWTHER STREET AND SCOTCH STREET

- HIGH VISIBILITY LOCATION CLOSE TO MAIN ROAD JUNCTION
- DOUBLE-FRONTED RETAIL UNIT TO EDGE OF TOWN CENTRE
- SALE OF PROPERTY WILL BE CONSIDERED

ACCOMMODATION

GROUND FLOOR

Retail

1,427 sq ft (133 sq m)

FIRST FLOOR

Retail

1,095 sq ft (102 sq m)

Stores

23 sq ft (2.1 sq m)

Toilets

2 x WC

SECOND FLOOR

Stores

645 sq ft (60 sq m)

Office/Staff

254 sq ft (24 sq m)

BASEMENT

Stores

1,180 sq ft (110 sq m)

DESCRIPTION

The property comprises a multi level retail unit, currently arranged as ground and first floor sales with second floor staff areas and stores.

SERVICES

All mains services are connected to the property.

RATEABLE VALUE

£17,000 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

RENT

£16,950 per annum, exclusive of business rates, VAT and all other outgoings.

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

POSSIBLE SALE

A freehold sale of the property will be considered alongside the adjoining property (Union Hall) which is available for sale at £450,000. Property information available at: <https://www.waltongoodland.com/properties/union-hall/>.

Combined price:

OIRO £625,000.

VAT

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

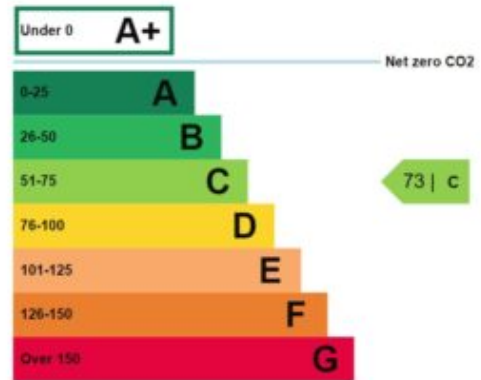
All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

VAT is payable in addition to the sale price and rent.

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency rating for this property

This property's current energy rating is C.



VIEWINGS

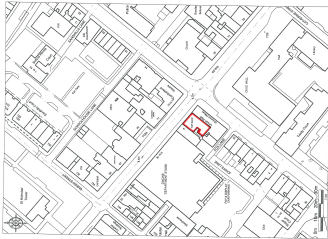
Please contact Walton Goodland.

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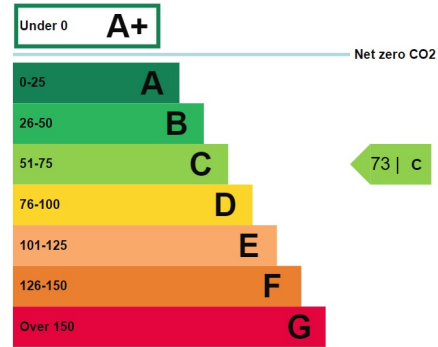
Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
agency@waltongoodland.com www.waltongoodland.com





NOT TO SCALE
 INFORMATION IS FOR INFORMATION ONLY
 DOES NOT CONSTITUTE A WARRANTY
 SCALE 1:1250

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