

FOR SALE / TO LET



Commercial/Development/Restaurant/Cafe/Retail/6,970 sq. ft.
(648 sq. m.)/£20,000 pa or OIRO £150,000

60 – 62 Senhouse Street, Maryport

Senhouse Street, Maryport, CA15 6BS

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



WELL PRESENTED RETAIL PREMISES ON MAIN TOWN CENTRE SHOPPING STREET

- CLOSE TO MARYPORT REGENERATION SCHEME
- IN MIXED COMMERCIAL AND RESIDENTIAL AREA
- ON-STREET PARKING NEARBY
- SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

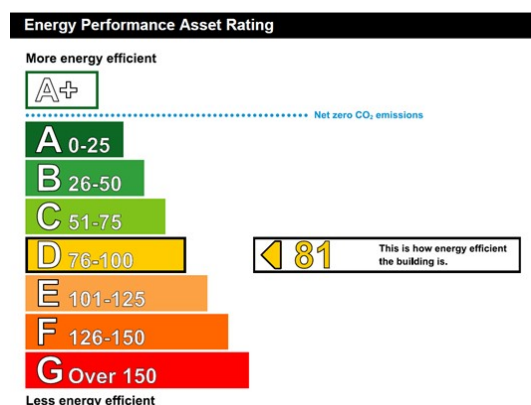
DESCRIPTION

The property is brick built with retail space at ground floor level and stores to basement level with delivery access available via John Street.

LOCATION

The property is located on Senhouse Street, the main shopping street within Maryport Town Centre, sitting opposite Furness Lane with John Street to the rear. Other occupiers include a mix of local and national retailers.

ENERGY PERFORMANCE CERTIFICATE (EPC)



RENT

£20,000 per annum.

Rent is quoted exclusive of Business Rates, VAT and all other outgoings.

VAT

VAT is not applicable.

ACCOMMODATION

Ground Floor

Retail 4,042 sq. ft. (375 sq. m.)

First Floor

Staff 198 sq. ft. (18 sq. m.)

Toilets 81 sq. ft. (7.5 sq. m.)

Basement

Stores 2,396 sq. ft. (223 sq. m.)

Office 168 sq. ft. (16 sq. m.)

Plant 39 sq. ft. (4 sq. m.)

Toilets 46 sq. ft. (4 sq. m.)

SERVICES

We understand all main services are connected to the property.

The payment of all utilities is the tenant's responsibility.

LEASE

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

The property is currently let on a temporary basis.

SALE

A sale of the property will be considered for offers in the region of £150,000.

RATEABLE VALUE

£15,500 (2023 listing)

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

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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The 2023/2024 small business rates multiplier is 49.9p in the pound. For further information on calculating how much you will need to pay, visit:
<https://www.gov.uk/calculate-your-business-rates>

VIEWINGS

Please contact Walton Goodland.

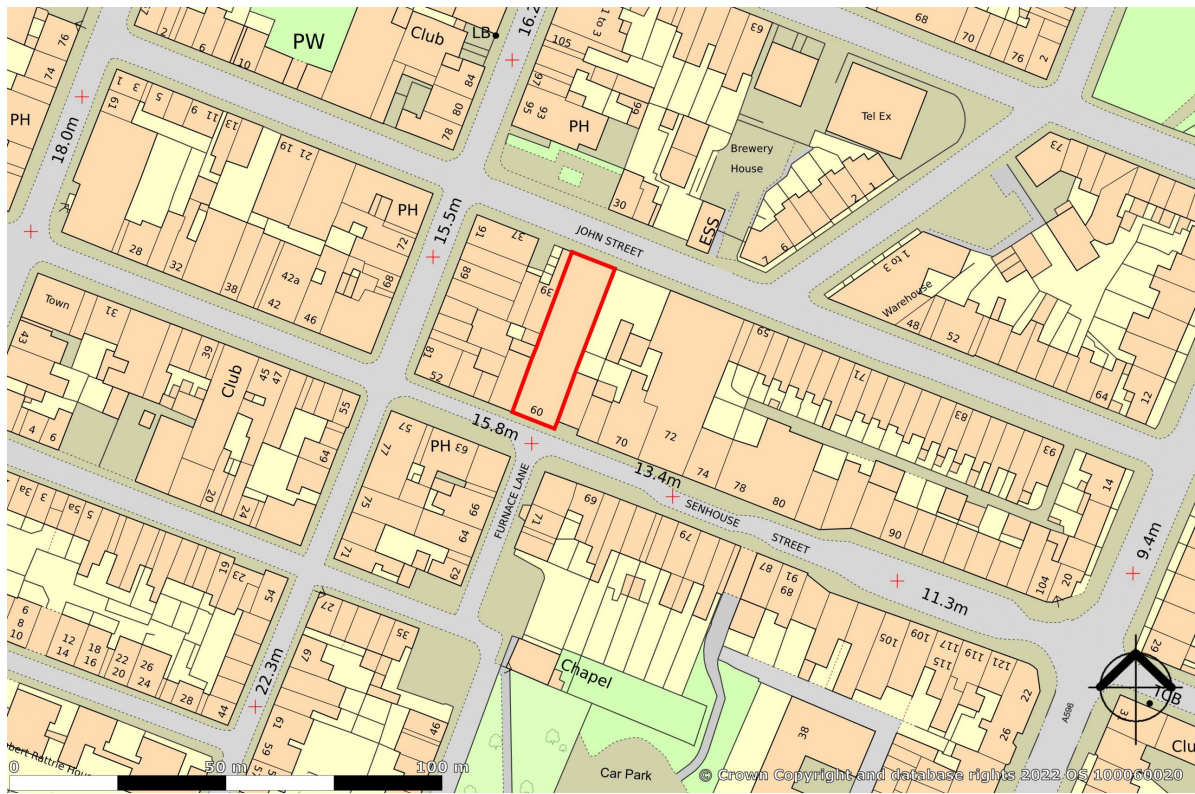
The current temporary tenant is not to be approached and all enquiries are to come through Walton Goodland.

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