



WALTON
GOODLAND
Chartered Surveyors

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TO LET

4,623 Sq. ft. / **PRICE ON APPLICATION**

7 - 8 Lowther Street

Whitehaven, CA28 7AL

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.



LOCATION

The property is located close to the junction of Lowther Street and Scotch Street on the edge of Whitehaven town centre. Adjacent occupiers include Dixons Department Store with other local operators situated opposite.

DESCRIPTION

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

ACCOMMODATION

The property comprises the following approximate areas:-

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.)

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.)

SERVICES

Mains water, drainage, and electricity will be connected to the property. None of the services or associated plant has been tested.





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£ RENT

ON APPLICATION

All figures are exclusive of business rates, VAT and all other outgoings.

🔑 TENURE

A new lease on internal/full repairing and insuring terms to be agreed.

💡 EPC

An Energy Performance Certificate (EPC) is available upon request. The current EPC rating is C73.

💰 BUSINESS RATES

RV - £15,250

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

% VAT

All prices are quoted exclusive of and are liable to Vat.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland