



**TO  
LET  
FOR  
SALE**

40/41a King Street & 2 Roper Street  
Whitehaven, CA28 7JN

HIGHLY VISIBLE AND EXTREMELY PROMINENT FORMER  
BANK PREMISES FOR SALE OR TO LET

**WG**

WALTON GOODLAND

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## KEY HIGHLIGHTS

- 100% prime town centre location
- Corner site fronting Market Place and King Street – main pedestrianised core
- Available with vacant possession on new lease
- Freehold sale also considered
- Unique position adjacent all amenities including Harbour, Albion Square – Sellafield Ltd offices, Cumberland Council offices and Costa Coffee
- Prominent glazed shop front with return frontage
- Mixed use area comprising retail, coffee shops, office and residential occupiers
- Well maintained space adaptable for alternative uses
- Upper floor space suited for office, storage and other commercial opportunities
- The building has level street access to the front
- Vehicle access to Roper Street and Market Place

100% prime town centre location

## LOCATION

The subject property occupies probably the best retailing location in Whitehaven town centre facing King Street and Market Square whilst having the benefit of a corner return frontage. Occupied for many years as Halifax/ Bank of Scotland, adjacent occupiers include a mix of retail, coffee shop and residential including Costa Coffee. Albion Square, developed as large modern office premises for Sellafeld Ltd, is very close by along with all town centre amenities and the attractive harbour front.

## DESCRIPTION

A substantial 3-storey end-terrace link building with full height glazed shop frontage currently comprising a modern retail banking hall with ancillary rooms, stores and offices and additional offices and stores above. The property would suit a variety of uses due to its excellent location and prominence.

## ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

### Ground Floor

Sales 1,526 sq ft (142 sq m)

### First Floor

Offices 1,056 sq ft (98 sq m)

Ladies 2 wc & 2 whb

Gents 1 wc, 1 urinal & 2 whb

### Second Floor

Offices/kitchen/staff 639 sq ft (60 sq m)

Stores 395 sq ft (37 sq m)

**Total 3,616 sq ft (336 sq m)**

## SERVICES

All mains services are connected to the property which also benefits from air conditioning and an air handling system.



## TENURE

A new lease for a term of years to be agreed on full repairing and insuring terms with vacant possession. Opportunity to purchase the freehold.

## RENT

£35,000 pa, exclusive of Business Rates, Vat and all other outgoings.

## PRICE

Please contact Walton Goodland for further information and to discuss.

## PLANNING

The property is situated within an area of mixed use in the main retail shopping core of Whitehaven. The most recent and existing use has been as a bank in accordance with Use Class E. Permitted development within the same use class includes retail, restaurant, café, office/professional services, medical/health and fitness uses for example.

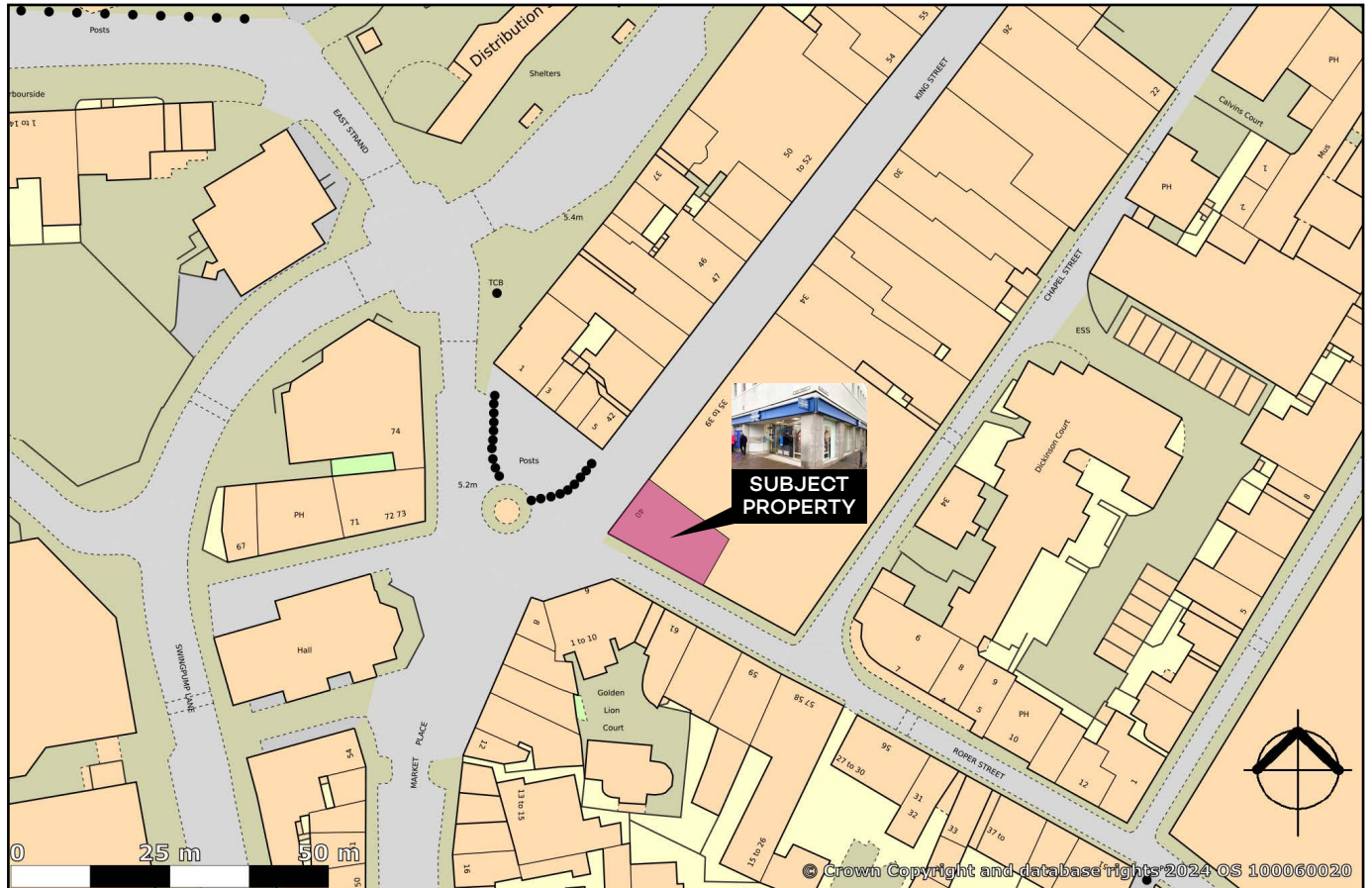
The property is NOT a Listed Building but is situated in the Town Centre Conservation Area.

Interested parties can enquire of Cumberland Council on [www.cumberland.gov.uk](http://www.cumberland.gov.uk) or alternatively telephone: 0300 373 3730.

## BUSINESS RATES

Shop & Premises - £24,750 (2023)

*NOTE: There is potential current rate relief from Business Rates for retail and hospitality occupiers subject to status and local authority guidelines. In the year 1 April 2023 – 31 March 2024 this equates to 75% off your Business Rates bill. This has now been further extended to cover the financial year 2024/25.*



## VAT

Vat is not applicable.

## EPC

The property benefits from an EPC Rating of C-74.

## VIEWINGS & CONTACT

Please refer all enquiries to Walton Goodland:

t: 01228 514199

e: [agency@waltongoodland.com](mailto:agency@waltongoodland.com)

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