FOR SALE

RETAIL INVESTMENT

282.43M² (3,039FT²)

19/20 KING STREET, WHITEHAVEN CA28 7LA

- BUSY PRIMARY PEDESTRIANISED RETAILING AREA
- CURRENTLY PRODUCING £30,000 PER ANNUM
- INCLUDES FIRST FLOOR SALES AND SECOND FLOOR STORAGE

Dixon Webb
PROPERTY CONSULTANTS
08453 577577
www.dixonwebb.com

LOCATION/DESCRIPTION

The premises are situated fronting King Street, within the main pedestrianised retail area of Whitehaven. Nearby retailers include WH Smith, Burtons, Cash for Gold, Heron Foods, Phones 4 U, Carphone Warehouse, Clarks Shoes and Subway Sandwich shop.

The property provides ground floor retail accommodation with a WC to the rear. There is also a large sales area on the first floor, along with staff WC, office and small kitchen area. The second floor is currently utilised as a storage area for stock.

ACCOMMODATION

The premises have been measured on a net internal basis and have the following approximate areas:-

Ground Floor Sales Area	100.17 m²	1,078 ft²
First Floor Sales Area	80.76 m²	869 ft²
Office	6.32 m²	68 ft²
Second Floor Storage	95.18 m²	1,024 ft²
Total	**282.43 m²**	**3,039 ft²**
Internal width (max)	9.23m	(30ft 4in)
Shop Depth	11.44m	(37ft 6in)

RATING

We understand the premises are currently rated as Shop & Premises with a Rateable Value of £24,250. The Uniform Business Rate for 2011/2012 is 43.3p. All prospective lessees should make enquires of their Local Rating Authority to verify the rates payable.

TENURE / TENANCIES

The premises are available to purchase Freehold, and are currently tenanted on a 5 year FRI lease to Blacks Outdoor Retail Ltd (trading as Millets) commencing January 2011 at a rental of £30,000 per annum.

PRICE

OIRO £300,000

VAT

All rents, costs and outgoings, are exclusive of but may be liable to VAT

COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

Please contact Rachel Putnam, **reputnam@dixonwebb.com** or
Andrew Williamson **awilliamson@dixonwebb.com** or call 01946 65835
Subject to Contract – February 2012

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