Carigiet Cowen

Commercial Property Consultants 01228 544733

6207CS/MB

WHITEHAVEN

5 ROPER STREET

CONVENIENTLY LOCATED SHOP UNIT

TO LET

LOCATION
Whitehaven is one of the main commercial centres of West Cumbria, having a resident population of approximately 26,000 and an estimated catchment of 72,000. The property is situated off Market Place, close to King Street, the town's prime retail centre.

Roper Street is a popular secondary trading location with a mix of local traders and Wilkinson Household Goods store.

For identification purposes only, the property is shown coloured red on the attached extract from the Goad Trade Plan.

DESCRIPTION
Modern ground floor lock up shop forming part of a small parade of similar units.

AREA
Net Internal Area 59.03 sq m (635 sq ft)

SERVICES
All main services are available to the property.

ENERGY PERFORMANCE CERTIFICATE
The property has an Energy Performance Asset Rating of G207.

RATING
According to the Valuation Office Agency website the property is described as Shop and Premises with a 2017 List Rateable Value of £5,100.

The national non-domestic rate for the current (2018/2019) rate year is 48p in the £.

100% BUSINESS RATES RELIEF
AVAILABLE FOR QUALIFYING OCCUPIERS

LEASE
The premises are offered on a new effectively full repairing and insuring lease for a term of 3 years or multiples thereof, incorporating periodic upward only rent reviews.

RENT
£12,000 pa.

VAT
Rents quoted are exclusive of VAT where applicable.

COSTS
The ingoing tenant to be responsible for all legal costs in connection with the transaction.

VIEWING
Strictly by appointment through Carigiet Cowen.

Details prepared
February 2020

RICS
RICS Regulated

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Zoopla propertylink

Carigiet Cowen

Whitehaven

50 metres

Experian Goad Plan Created: 26/02/2020
Created By: Carigiet Cowen

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