



6 WEEK COMPLETION

**SITUATION**

The property occupies a prominent position in this prime pedestrianized retail location adjacent to **Boots** and within close proximity to other multiples such as **M & Co, Dorothy Perkins, Greggs, Costa Coffee, Burton Menswear** and many others.

Whitehaven is located on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth and 44 miles from access to the M6 (Junction 40).

**PROPERTY**

A mid terraced double fronted building comprising a **Ground Floor Shop** with **Basement** plus internal access to **Ancillary Accomodation** on the First Floor and **Office/Storage** on the Second Floor.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'8"
Internal Width	19'3"
Built Depth	41'8"
Ground Floor Area	Approx 715 sq ft

**Basement**

Area	Approx 470 sq ft
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**First Floor**

Ancillary Area	Approx 510 sq ft
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**Second Floor**

Office / Storage / WC Area	Approx 370 sq ft
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**Total Area**

**Approx 2,065 sq ft**

**TENANCY**

The entire property is let on internal repairing and insuring lease to **Instant Cash Loans Ltd T/A Money Shop (having over 550 branches)** (T/O for Y/E 30/06/12 £172.3m, Pre-Tax Profit £34.6m and Net Worth £97.98m) for a term of 10 years from 28th February 2013 at a current rent of **£23,500 per annum** exclusive.

**Rent Review and Tenant's Break 2018**

**£23,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts