



## SITUATION

Located close to the junction with Buttermere Avenue serving the surrounding residential area located approx. 1 mile south from the town centre and less than 1/2 mile from the sea front. Whitehaven is a seaside town roughly midway between Kendal and Carlisle, close to the Lake District National Park benefitting from good road links via the A595.

## PROPERTY

A detached building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	51' 10"
Internal Width	44' 4"
Shop Depth	26' 10" (max)
Built Depth	42' 0"
Sales Area	Approx 1,055 sq ft
Staff WC, Office	

### First Floor Ancillary

Area	Approx 300 sq ft
(Part restricted height)	

**VAT is NOT applicable to this Lot**

**FREEHOLD**



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## TENANCY

The entire property is let on a full repairing and insuring lease to **Martin McColl Limited (having over 1,600 branches) (T/O for Y/E 26/11/2017 £713.4m, Pre-Tax Profit £27.2m and Shareholders' Funds £186.2m)** for a term of 25 years from 9th February 1999 at a current rent of **£11,000 per annum** exclusive.

**Rent Review February 2019 (Outstanding - Landlord quoted £13,000 p.a.)**

**£11,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

## Vendor's Solicitors

Wilford Smith Solicitors  
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