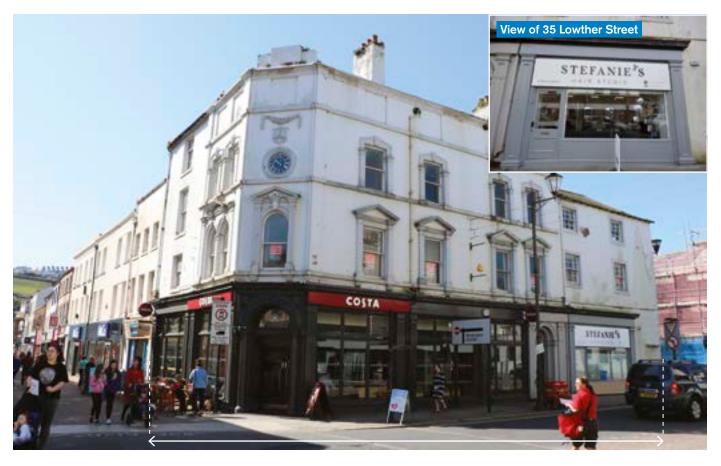
Lot 31

# 62 King Street & 34-36 Lowther Street, Whitehaven, Cumbria CA28 7JS

\*Reserve below £60,000 Gross Yield 11.7%

4 week completion



#### SITUATION

Occupying a prominent trading position on the corner of King Street and Lowther Street, amongst a host of multiple retailers including NatWest, Topshop, Boots Pharmacy, Burton, BHF, Superdrug and many more.

Whitehaven is a popular commercial centre located approx. 35 miles south-west of Carlisle benefitting from good road links via the A595.

#### VAT is applicable to this Lot

## PROPERTY

A substantial 3 storey corner building comprising 2 Ground Floor Retail Units (one with Basement) plus separate front entrance to Self-Contained Office Accommodation at first and second floor levels.

### **FREEHOLD**

Note: The Freeholder manages and insures the building. The current sum insured is £1,133,000 and the current premium is £1,710 plus IPT.

# **TENANCIES & ACCOMMODATION**

Property	Accommodation			Lessee & Trade	Term	Ann. Excl. Rental	Remarks
35 Lowther Street (Ground Floor Shop)	Gross Frontage Internal Width Shop Depth Built Depth WC	25'1" 24'3" 16'7" 23'0"		S. McCabe (t/a Stefanie's Hair Studio)	5 years from 3rd April 2019	£7,000 (rising to £8,000 in 2020 & £9,000 in 2021)	FRI Tenant's Break 2021 3 month Rent Deposit held.
62 King Street (Ground Floor Café & Basement)	Net Sales Area Stores Basement	Approx. Approx. Approx.	1,160 sq ft <sup>1</sup> 193 sq ft <sup>1</sup> 620 sq ft <sup>1</sup>	Individual (sublet to a Costa Coffee franchisee)	999 years from 15th May 2019	Peppercorn	FRI
34-36 Lowther Street (First & Second Floor Offices)	Area	Approx.	2,752 sq ft <sup>1</sup>	Individual	999 years from 22nd March 2019	Peppercorn	FRI

<sup>1</sup>Not Inspected – Areas provided by the Vendor

# £7,000 p.a. Rising to £9,000 by 2021

Total: £7,000

Vendor's Solicitors Darlingtons Tel: 020 8951 6634 Ref: Jonathan Green Email: jgreen@darlingtons.com

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