



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. 1,160 sq ft ¹ Approx. 193 sq ft ¹ Approx. 620 sq ft ¹	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 ¹	Individual	999 years from 22nd March 2019	Peppercorn	FRI
					Total: £7,000	

¹Not Inspected – Areas provided by the Vendor

£7,000 p. a. Rising to £9,000 by 2021

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

Vendor's Solicitors

Darlington's
Tel: 020 8951 6634 Ref: Jonathan Green
Email: jgreen@darlington.com

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