



SITUATION

Located close to the junction with Roper Street, in the heart of the town's main pedestrianised retail thoroughfare, adjacent to **Superdrug** and amongst other multiples such as **Specsavers, Timpson, Coral, Admiral, Boots Opticians, Card Factory, Greggs, Costa, Poundland,** and others.

Whitehaven is a market town and major commercial centre in West Cumbria, located within approx. 7 miles of the Lake District National Park and 6 miles south of Workington, with rail access via Whitehaven Mainline Station.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors (**See Planning**).

In addition, the property benefits from separate rear access via Strand Street.

ACCOMMODATION¹

Ground Floor Shop

Area Approx. 685 sq ft
WC

First Floor

Storage Area Approx. 638 sq ft

Second Floor

Storage/Kitchen Area Approx. 464 sq ft

Total Area Approx. 1,787 sq ft

¹Not inspected by Barnett Ross. Areas from VOA.

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Planning Permission was granted on 29th January 2021 by Copeland Borough Council for 'Conversion and change of use of the first and second floors into 2 No. one bedrooomed apartments (Use Class C3)'. Ref: 4/20/2453/0F1.

Plans and documentation available from Auctioneers.

Note: Refer to Auctioneers for the virtual tour of the property.

Vacant Shop and Uppers with Planning

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

BSG Solicitors LLP
Tel: 020 8343 4411 Ref: Jeremy Swerner
Email: jeremy@bsgsolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

