

Edwin
Thompson



TO LET
44 Roper Street, Whitehaven, Cumbria, CA28 7AR

- Commercial opportunity within Whitehaven town centre
- Suitable for a variety of commercial uses subject to consents
 - Total area 25.50 sq m (274 sq ft)
 - To Let - £6,000 per annum exclusive

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LOCATION

The subject property is situated on Roper Street within Whitehaven's town centre. Roper Street is a popular secondary trading location with a mix of local traders. Nearby occupiers include national retailers such as Superdrug, New Look, Costa Coffee and Greggs. The property is a short walk from Whitehaven marina which together with King Street provides a significant service centre for West Cumbria.

Whitehaven is a busy, historic town with a population of 25,000 and an excellent range of good local shops and other businesses. The town is situated on the west coast of Cumbria, and is accessed via the A595 and A66, 14 miles from Cockermouth, 25 miles from Keswick and 44 miles from Junction 40 of the M6 motorway.

DESCRIPTION

Located on the corner of Roper Street and Queen Street the property provides a ground floor lockup retail premises, most recently occupied by a hair and beauty business. The premises forms part of 44-45 Roper Street, a Grade II* Listed Georgian building which retains many of its attractive external features.

Internally the property offers a reception area, two dedicated commercial rooms with sinks and a WC. The property would therefore be ideal for another hair/beauty user, however given the properties location and configuration, could also be suitable for a variety of commercial uses subject to the incoming tenant obtaining the relevant consents.

SERVICES

It is understood that the property has mains supplies of electricity and water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Total Area 25.50 sq m (274 sq ft)

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £6,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The property has a Rateable Value of £3,100.

Prospective tenants should check the exact rates payable with Cumberland Council – Tel: 01228 817200.

ENERGY PERFORMANCE CERTIFICATE

The property has a Energy Performance Certificate rating of E120.



LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk



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Registered office: 28 St John's Street,
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