

TO LET



32 LOWTHER STREET • WHITEHAVEN • CA28 7DW

CARIGIET
COWEN

Location

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for Copeland Borough Council area. The town has a resident population of approximately 25,000, drawing on an estimated catchment of circa 72,000. The recent injection of the Albion Square office development into the Whitehaven town centre has brought major investment.

The property is positioned facing onto Lowther Street, the building occupies a prime location close to a number of occupiers, including Costa, Subway, Greggs, Cumberland Building Society and Santander.

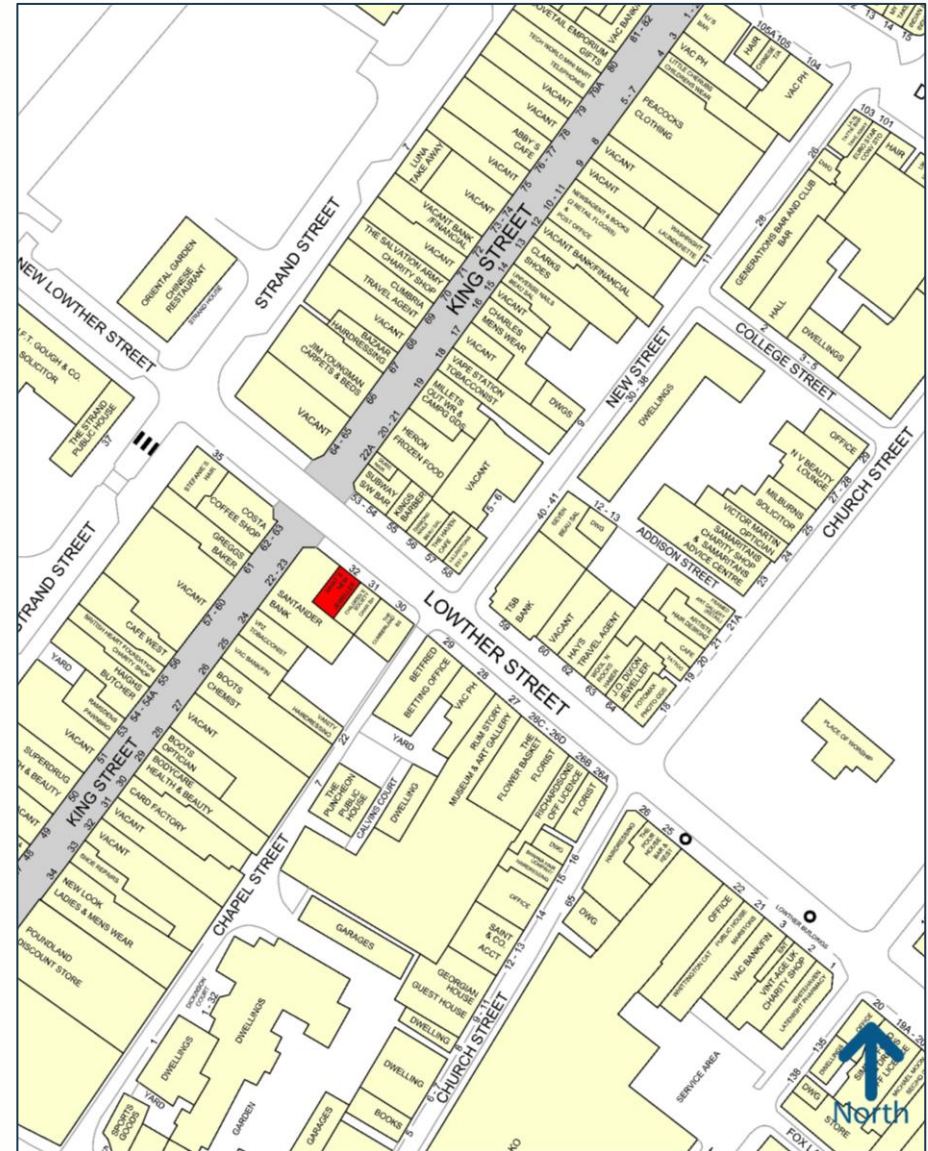
Description

A three-story mid terraced building of block construction under a pitched slate roof. Internally, the unit provides a rectangular-shaped layout that comprises open-plan rooms, benefiting from a WC and a kitchen on the upper floors.

The property is suitable for various retail uses.

Services

The property is connected to mains water, drainage, and electricity.



Accommodation

32 Lowther Street provides the following useable floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor	37.16	400
First Floor	31.03	334
Second Floor	33.02	364
Total	102	1,098

Lease Terms

The building is available TO LET on a new lease for a minimum term of 3 years at a rent of **£9,950 per annum exclusive**.

Planning

We understand the property holds planning permission under Use Class E.



Business Rates

The Valuation Office Agency website describes the property as Shop and premises with a 2026 List Rateable Value of £6,500. The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £.

***** 100% BUSINESS RATES RELIEF ATTAINABLE *****

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of E-117.

VAT

We understand VAT is payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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