

5-7A King Street (also known as 17-21 New Street) Whitehaven, Cumbria CA28 7LA

lot 66

Freehold Retail Investment

- Entirely let to Peacocks Stores Limited
- Nearby occupiers include The Carphone Warehouse, WH Smith, Clarks, Boots the Chemist and Costa
- Pedestrianised Town Centre Location

Rent
£51,000 per
annum
exclusive



On behalf of
Receivers

CBRE

Location

Miles: 38 miles south-west of Carlisle
46 miles north-west of Kendal
Roads: A595, A66, M6 (Junction 40)
Rail: Whitehaven Railway Station
Air: Newcastle International Airport

Situation

Whitehaven is located on the West Cumbrian coast and within close proximity to the Lake District National Park. The property is situated on the east side of pedestrianised King Street in the heart of the town centre. Nearby occupiers include The Carphone Warehouse, WH Smith, Clarks, Boots the Chemist and Costa.

Description

The property comprises ground floor retail accommodation with staff and ancillary accommodation on the first floor. The property benefits from rear access via New Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	366.90 sq m (3,949 sq ft)	PEACOCKS STORES LIMITED (1)	10 years from 24/09/2012 until 23/09/2022 (2)	£51,000	24/09/2017
First	Ancillary	287.30 sq m (3,092 sq ft)				
Totals		654.20 sq m (7,041 sq ft)			£51,000	

- (1) For the year ending 28th February 2015, Peacocks Stores Limited reported a turnover of £351,680,000, pre-tax profits of £67,042,000 and a total net worth of £133,220,000. (Source: Experian Group 11/01/2016)
(2) The lease provides for a tenant option to determine on 24th September 2017, with no less than 6 months' prior written notice.

For further details please contact:

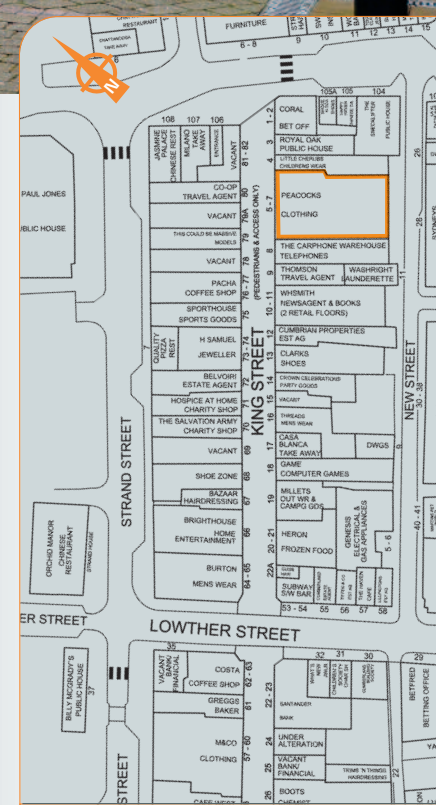
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Buyer's Legal Report Service

Dentons UKMEA LLP
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Email: greg.rigby@dentons.com
See: www.acutus.co.uk for further details

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