

69 King Street & 13 Strand Street, Whitehaven, Cumbria CA28 7LE

Freehold Retail and Residential Investment

Lot 42

£19,360 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	94.76 sq m (1,020 sq ft)	P.A. RICKERY & L. GAYTHWAITE t/a Cumbria Travel (1)	5 years from 18/12/2014	£10,000
First	Residential - Two bedroom flat	-	(-) AN INDIVIDUAL	AST for 6 months from 16/06/2012 (holding over)	£4,800 (2)
Second	Residential - Two bedroom flat	-	(-) AN INDIVIDUAL	AST for 1 year from 25/02/2015 (holding over)	£4,560 (2)
Total Commercial Area		94.76 sq m (1,020 sq ft)			£19,360

(1) Cumbria Travel trades from two shops in Whitehaven and Workington (Source: www.cumbria-travel.com 02/11/2018).

(2) Annual equivalent rent.

Key Details

- Shop let to tenant trading as Cumbria Travel
- 2017 tenant break option not exercised
- Two x 2 bedroom flats above let on ASTs
- Nearby occupiers include Peacocks, Boots the Chemist, Costa, Greggs, Clarks and WHSmith
- VAT-free investment
- High yielding on Guide Price

Location

Miles: 38 miles south-west of Carlisle

Roads: A595, A66, M6

Rail: Whitehaven Railway Station

Air: Newcastle Airport

Situation

The property is located on the north-western side of the pedestrianised King Street, with nearby occupiers including Peacocks, WHSmith, Greggs, Clarks and Costa. Other occupiers on King Street include Boots the Chemist, Poundland, M&Co and Superdrug.

Description

The property is a three storey building comprising a ground floor shop with first and second floor residential accommodation that is separately accessed.

Tenure

Freehold.

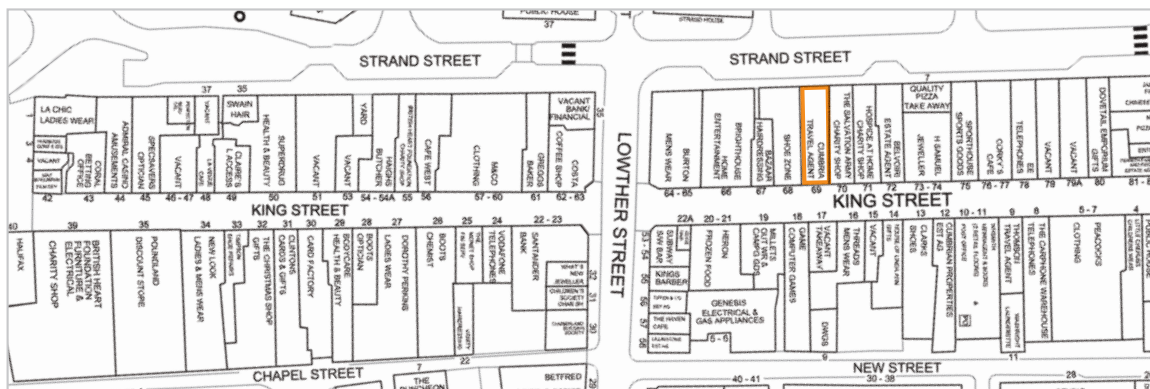
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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