



SITUATION

Located close to the junction with Duke Street in the heart of the town's main pedestrianised retail thoroughfare amongst multiples such as **WHSmith, Peacocks Stores, Boots, Subway, Costa Coffee, Greggs, Santander** and a host of local traders.

Whitehaven is a market town and major commercial centre in West Cumbria, located approx. 7 miles from 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 Ancillary on part first floor** together with hatch access to a **Basement**. In addition, there is separate rear access to **3 Flats (sold-off)** on part first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Refer to Auctioneers for the video tour of the shop.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Part First Floor Ancillary & Basement	Ground Floor Shop Area Approx. 1,085 sq ft ¹ Part First Floor Ancillary Area Approx. 85 sq ft ¹ 2 WCs Basement Not inspected				
					VACANT (Previously let at £22,500 p.a.)
First and Second Floor Flats	3 Flats – Not inspected	Individual(s)	999 years from 1st January 2007	£200	FRI

¹Not inspected by Barnett Ross. Areas taken from VOA.

Vacant Shop

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Hanne & Co Solicitors LLP
Tel: 020 7228 0017 Ref: Tom Mythen
Email: tom@hanne.co.uk

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'**

