

**For Sale/To Let
Coffee Shop/Café/Bistro**

**76/77 King Street
Whitehaven
Cumbria
CA28 7LE**



Exciting business opportunity – fitted out coffee shop in prime location.

Whitehaven is situated on the west coast of Cumbria approximately 9 miles from Workington, 14 miles from Cockermouth and 44 miles from access to the M6 motorway at junction 40. The town has a resident population of approximately 25,000 and serves as a significant retail, service and employment centre to the outlying rural areas.



Location

The property is situated in King Street which is the pedestrianised prime shopping thoroughfare in Whitehaven town centre with representation from many of the country's leading multiples. The subject property is located in the northern section of King Street close to retailers such as WH Smith, Carphone Warehouse, Co-op Travel Agency and Peacocks.

Description

The property comprises a mid-terraced ground floor shop, fitted out as a café/take-away with double fronted display and ancillary accommodation to the rear including office and rear kitchen.

Accommodation

The property has the following approximate areas:-

Shop width	22'0"	6.7m
Shop depth	38'0"	11.6m
Ground floor shop (including serving counter, kitchen and public WC)	781 sq ft	72.54 sq m
Staff wc		
Lobby	57 sq ft	5.28 sq m
Office	61 sq ft	5.63 sq m
Rear Kitchen	230 sq ft	21.40 sq m
Total	1129 sq ft	104.85 sq m

Rear yard and servicing

Lease Terms

The property is available to let on a new effectively full repairing and insuring lease for a term of years to be negotiated at a commencing rental of £10,000 per annum, exclusive of rates and VAT.

Freehold Sale Price

Offers in the region of £180,000.

Fixtures and Fittings

Included in the sale or letting is an inventory of trade fixtures, fittings, equipment and furniture – further details available on request.

Rateable Value

Rateable Value £12,750
UBR – 49.1p (2020/2021)

Applicants are advised to make their own enquiries of the local rating authority.

EPC

The property has an Energy Performance Asset Rating of 'E'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

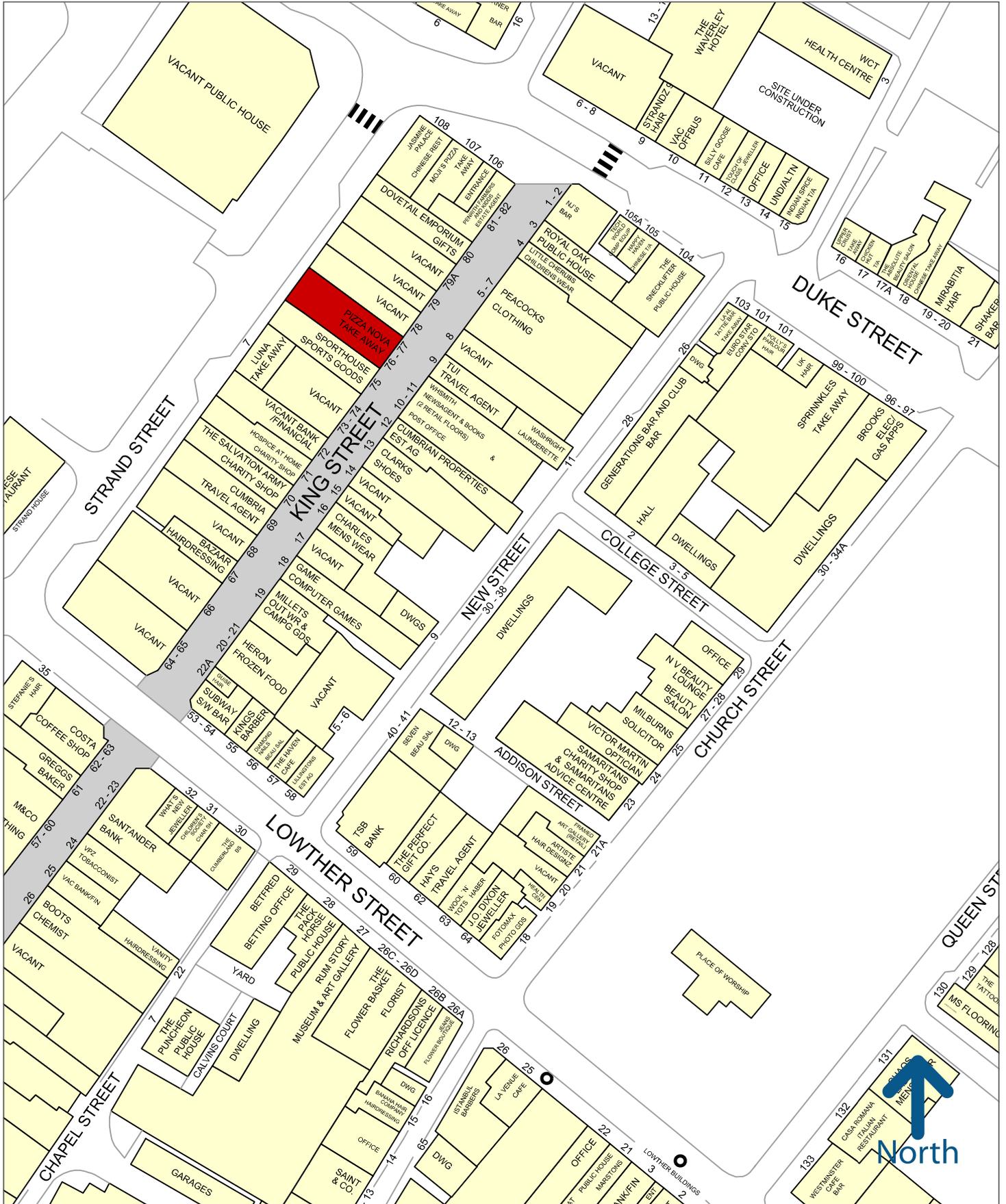
All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through Peill & Company, tel 01539 888 000 (Simon Adams dealing)
kendal@peill.com for viewings.

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50 metres

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