

HIGHLY PROMINENT TOWN CENTRE PREMISES TO LET ON A NEW LEASE

68 – 69 Lowther Street
Whitehaven
Cumbria
CA28 7AD



**Former HSBC Banking Hall together with substantial ancillary
accommodation and car parking to the rear**

Whitehaven is an attractive Georgian town, situated on the west coast of Cumbria on the edge of the Lake District National Park and significant employers include Sellafeld Ltd, Nuclear Decommissioning Authority and a range of international companies associated with the nuclear and energy industries. Whitehaven is approximately 7 miles north of Sellafeld and Egremont, 5 miles south of Workington, 52 miles north of Barrow in Furness and 44 miles southwest of Carlisle. The town lies just off the A595 West Cumbria coastal route and is becoming an increasingly popular tourist destination.



Location

The subject property which is shown for identification purposes edged red on the enclosed street traders plan occupies a highly prominent location in the centre of Whitehaven on Lowther Street. The subject property is close to the Dixon's department store, with a range of strong local occupiers in the immediate vicinity.

Description

The subject property comprises a substantial former bank and is available to let either as a whole, or in parts. The building, which is a listed building, sits on a relatively large plot having the benefit of private off-road car parking immediately to the rear, which can be allocated to a tenant (further details on request). The property is arranged over basement, ground, first and second floors and there is separate access to the upper floors if required.

Accommodation

The property offers the following accommodation:

Ground floor former banking hall and offices	181.7 sq m	(1956 sq ft)
Basement storage	55.2 sq m	(594 sq ft)
First floor offices	119.89 sq m	(1290 sq ft)
Second floor offices/storage	48.38 sq m	(520 sq ft)
Total internal area	405.17 sq m	(4360 sq ft)

Outside

Secure enclosed car park to the rear with parking for approximately 14 No. vehicles

Terms

The property is available to let either as a whole, or in parts, and our clients are prepared to be flexible in terms of length of lease and the area of property to be occupied. Further details are available on request.

Rent

On application

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £18,000
UBR – 49.9p (2022/2023)

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

Energy Performance Certificate

The property has an EPC asset rating of 85-D.

Planning

The subject property has most recently been occupied as an HSBC bank, and therefore benefits from the former Class A2 consent. The property is listed, being Grade II listed. The property falls within the recent Class E (Business) use meaning it can be utilised for retail, office, showroom or café/tearoom without the need for change of use. Further details are available from Cumberland Council www.cumberland.gov.uk

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

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

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (SIMON ADAMS dealing), admin@peill.com for viewings.

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Peill & Co Ltd on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for guidance of any intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Peill & Co Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. All details, plans, maps and photographs are for identification only and are believed to be correct at the time of printing. Shop occupiers are subject to change.

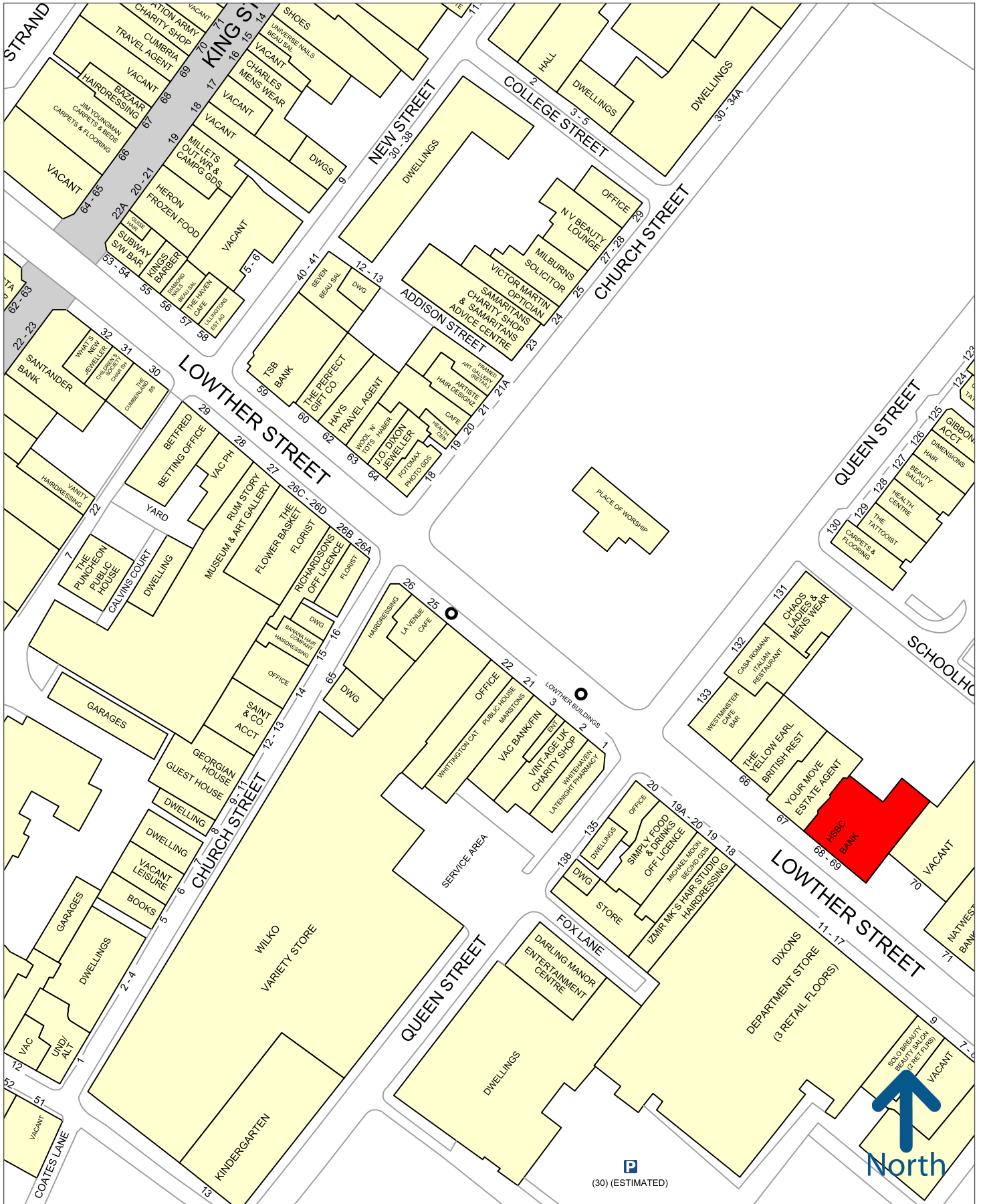
Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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50 metres

Experian Goad Plan Created: 09/12/2022
Created By: Peill and Company



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