

**REFERENCE:** 7010 – Cancer Research UK, Whitehaven



## Freehold Retail Investment Let to Cancer Research UK - Whitehaven

**ADDRESS:** 24 King Street, Whitehaven, Cumbria CA28 7JN

- Prime Freehold Retail Investment Let to Cancer Research UK till 2013.
- Prime Pedestrianised Location.
- Popular Coastal Town.
- SPV Available.

### LOCATION

Estimated District Population: 69, 000  
Miles: 8 miles south of Workington  
42 miles south east of Carlisle.

Roads: A66,A595,M6  
Rail: London Euston via Carlisle.

### SITUATION

The property is situated in a prominent location on the pedestrianised King Street, the town's principal retailing thoroughfare, close to its junction with Lowther Street. Near by: Boots the Chemist, Dorothy Perkins, Costa Coffee, M & Co, Superdrug, Evans, Burton, Heron Frozen Foods, Woolworths and Wilkinson.

**DESCRIPTION:** Shop arranged on the ground, basement, first, second and third floors.

### ACCOMMODATION

Ground Floor ( Sales/ Testing Rooms): 665 Sq. Ft., Basement ( Ancillary) : Not Inspected, First Floor: (Ancillary /Consulting Room) 355 Sq. Ft., Second Floor (Ancillary): 405 Sq. Ft., Third Floor (Ancillary): 380 Sq. Ft., Total Commercial Area: 1,805 Sq.Ft.

### TENANCY

The property is let to Cancer Research UK for 25 years from 24 June 1988, FRI at a current rent of £25, 500 per annum. Rent review is in 2009.

**RENT:** £25, 500 per annum. **TENURE:** Freehold **VAT IS:** Applicable

**PRICE:** Offers in excess of £ 450, 000 – 5.7% Net

Suttons as agents give notice that: 1 The particulars are set out as a general outline only for the guidance of purchasers, and do not constitute an offer or contact. 2 All descriptions, dimensions, reference to condition and necessary for use, and other details are given without responsibility, and intending purchasers must satisfy themselves by inspection or otherwise. 3 No person employed by Suttons has any authority to make or give any representation or warranty whatsoever in relation to the property.