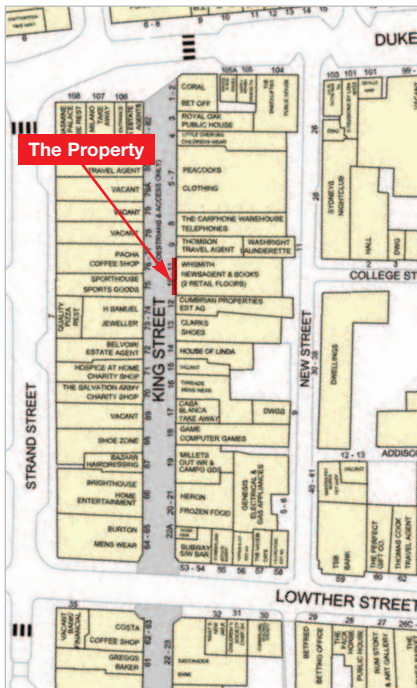


Whitehaven 10-11 King Street Cumbria CA28 7LA

- **Freehold Shop Investment**
- Let to WH Smith on a new 5 year lease
- Rebased rent previously £34,500 pa
- Pedestrianised position in town centre
- Includes new Post Office within the store
- Current Rent Reserved
£25,000 pa



Tenure

Freehold.

Location

Whitehaven lies equal distance from Carlisle and Barrow-in-Furness, has a resident population of approximately 25,000 and serves as a significant retail, service and employment centre to the outlying rural areas.

The property is situated on the pedestrianised King Street in the heart of the town centre, adjacent to Thomson Travel Agents.

Occupiers close by include Clarks Shoes, The Carphone Warehouse, Peacocks, H Samuel, Costa Coffee, Shoe Zone and Burton amongst many others.

Description

The property is arranged on ground and two upper floors to provide a shop with office, staff and ancillary accommodation above.

The property benefits from a Post Office which recently relocated from its own branch in the town.

The property provides the following accommodation and dimensions:

| | | |
|----------------|-------------|---------------|
| Gross Frontage | 9.25 m | (20' 4") |
| Net Frontage | 8.65 m | (28' 5") |
| Shop Depth | 22.30 m | (73' 2") |
| Built Depth | 27.25 m | (89' 5") |
| Ground Floor | 200.10 sq m | (2,154 sq ft) |
| First Floor | 191.21 sq m | (2,052 sq ft) |
| Second Floor | 180.39 sq m | (1,942 sq ft) |

Tenancy

The entire property is at present let to WH SMITH PLC for a term of 5 years from 11th January 2016 at a current rent of £25,000 per annum. The lease contains full repairing and insuring covenants. Under the previous lease the rent was £34,500 pa. NB. The property benefits from a Post Office within the store.

Tenant Information

No. of Branches: 1,200+.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2015, WH Smith Plc reported a turnover of £1.178bn, a pre-tax profit of £121m, shareholders' funds of £147m and a net worth of £88m. (Source: riskdisk.com 14.01.16.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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