



Tenure

Freehold.

Location

Whitehaven, with a population of some 27,000, is a popular town and port on the west Cumbrian coast, 6 miles south of Workington, 16 miles south-west of Cockermouth and 40 miles south-west of Carlisle. Whitehaven Marina is one of the principal marinas in the north-west, providing a safe harbour with 285 berths. The Lake District is within easy reach to the east of the town.

The property is situated in a busy trading position on the south side of the pedestrianised King Street inbetween the junctions with Lowther Street and Dukes Street.

Occupiers close by include W H Smith, Game, Subway, Burton, H Samuel, Phones 4U, Timpsons, Co-Op Travel Agent, Coral, Peacocks, Carphone Warehouse and Heron.

Description

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

The property provides the following accommodation and dimensions:

Gross Frontage	6.2 m	(20' 4")
Net Frontage	5.7 m	(18' 8")
Shop/Built Depth	25.3 m	(83' 1")
Ground Floor	82.90 sq m	(892 sq ft)
First Floor	57.30 sq m	(617 sq ft)

NB. Areas provided by the Joint Auctioneer.

Tenancy

The entire property is at present let to TONKS SHOES LIMITED (t/a Clarks) for a term of 10 years from 25 December 2011 at a current rent of £14,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Tonks Shoes Ltd are a Clarks franchisee who we understand trade from 5 branches in the North West of England.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Whitehaven

13 King Street

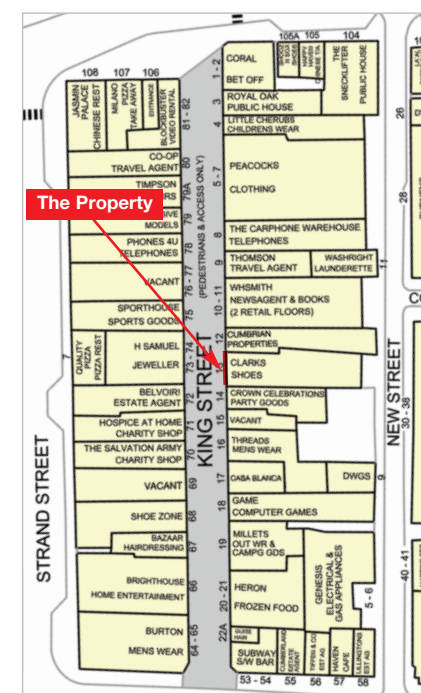
Cumbria

CA28 7LA

- **Freehold Shop Investment**
- Entirely let to Tonks Shoes Ltd (t/a Clarks)
- Lease expires 2021
- No VAT applicable
- Pedestrianised town centre location
- Rent Review 2016
- Current Rent Reserved

£14,000 pa

SIX WEEK COMPLETION AVAILABLE



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

Seller's Solicitor C Evans Esq, Michael Simkins LLP. Tel: 0207 874 5600 e-mail: reception@simkins.com

Joint Auctioneer R Hutt Esq, Alpha Browett Taylor. Tel: 020 3475 7450 e-mail: richard.hutt@alphaproperty.co.uk

ALPHA
BROWETT TAYLOR