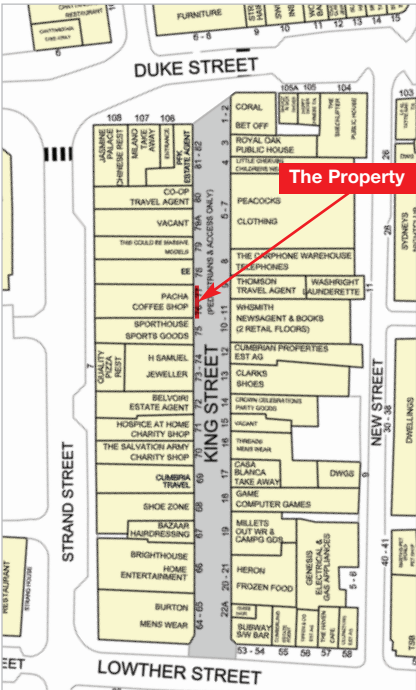


Whitehaven
76-77 King Street
Cumbria
CA28 7LE

- **Freehold Coffee Shop and Residential Ground Rent Investment**
- Well located in the pedestrianised town centre
- New 15 year lease without breaks – rent rises by £1,000 pa annually
- Shop Rent Review 2019
- VAT is not applicable
- Total Current Rents Reserved **£21,000 pa**
Rising annually

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Whitehaven lies equal distance from Carlisle and Barrow-in-Furness and 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 west side of the main pedestrianised section of King Street, which is the principal shopping street in the town centre. Occupiers close by include EE (adjacent), Peacocks, The Carphone Warehouse, Thomson Travel, WH Smith, Clarks, H Samuel and Co-Op Travel.

Description
The property is arranged on ground and two upper floors to provide a good sized double fronted ground floor unit, which is presently used as a coffee shop with ancillary staff and storage accommodation to the rear. The upper floors comprise three flats which have been sold on long leases and are approached from the rear.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Rating 114 Band E (Copy available on website).

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Udachi Ltd (t/a Pacha Coffee) (1)	Gross Frontage	9.65 m	(31' 8")	15 years from 01.09.2014	£21,000 p.a.	Rent rises by £1,000 p.a. annually
		Net Frontage	6.60 m	(21' 8")	Rent rises annually		
		Shop Depth	11.35 m	(37' 3")	Effectively FR & I as to the demise		
		Built Depth	22.30 m	(73' 2")			
1st Floor Flat	Individual (2)	First Floor Flat			999 years from 19.05.1994	Peppercorn	
1st Floor Flat	Individual (2)	Second Floor Flat			999 years from 29.10.1993	Peppercorn	
2nd Floor Flat	Individual (2)	Third Floor Flat			999 years from 28.10.1994	Peppercorn	
(1) Website Address: www.pachacoffee.co.uk. They trade from 3 other outlets. (2) The Vendors have served Section 5B Notices on the residential tenants.						Total £21,000 p.a.	

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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