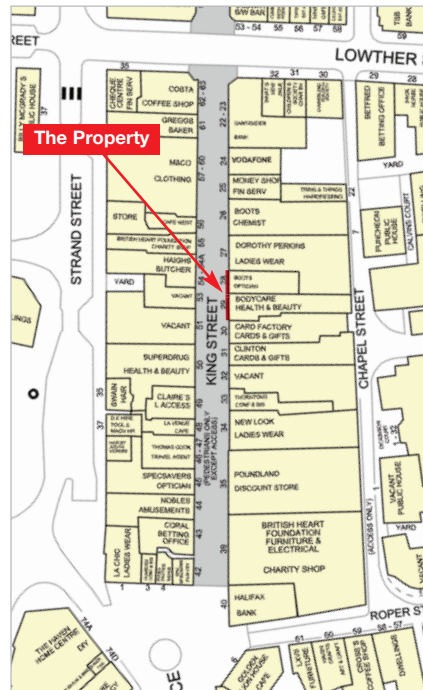


Whitehaven
28/29 King Street
Cumbria
CA28 7JN

- **Freehold Shop Investment**
- Let to Boots Opticians Professional Services Ltd and Graham Stevens Opticians Ltd
- Pedestrianised town centre position adjacent to Dorothy Perkins
- No VAT applicable
- Total Current Rents Reserved
£46,650 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Whitehaven lies equal distance from Carlisle and Barrow-in-Furness. The property is situated in the pedestrianised town centre amongst many national retailers including Poundland, New Look, Superdrug, Dorothy Perkins and Boots.

Description
The property is arranged on ground and one upper floor to provide two ground floor shops trading as an opticians and beauty suppliers shop, with a first floor store that runs over both. There is a loading dock at the rear, along with the adjacent unit which is occupied with the entire first floor.

VAT
VAT is NOT applicable to this lot.

Buyer's Premium
Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

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

Energy Performance Certificate
For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-----|--|---|--|---------------------|------------------------|
| 28 | Boots Opticians Professional Services Ltd (1) and Graham Stevens Opticians Ltd (t/a Boots Opticians) | Gross Frontage 5.8 m (19' 0") Net Frontage 5.45 m (17' 10") Shop Depth 12.9 m (42' 4") Built Depth 34.2 m (105' 8") | 10 years from 12.03.2008 Rent review and break (Not exercised) 12.03.2013 FR & I | £26,150 p.a. | Reversion 2018 |
| 29 | GR & MM Blackledge plc (t/a Bodycare Health & Beauty) (2) | Gross Frontage 5.8 m (19' 0") Net Frontage 5.4 m (17' 8") Shop Depth 24.4 m (80' 0") Built Depth 34.2 m (112' 3") First Floor Store (over 28 & 29 King Street) 183.3 sq m (1,973 sq ft) | 5 years from 15.10.2014 FR & I | £20,500 p.a. | Reversion 2019 |

(1) For the year ended 31st March 2014, Boots Opticians Professional Services Ltd reported a pre-tax profit of £24.7 million, shareholders' funds of £112.16 million and a net worth of £63.8 million. (Source: Experian 27.02.2015.)
(2) For the year ended 31st December 2013, GR & MM Blackledge plc reported a turnover of £129.65 million, a pre-tax profit of £785,024, shareholders' funds of £18.50 million and a net worth of £18.5 million. (Source: Experian 27.02.2015.)

Total £46,650 p.a.