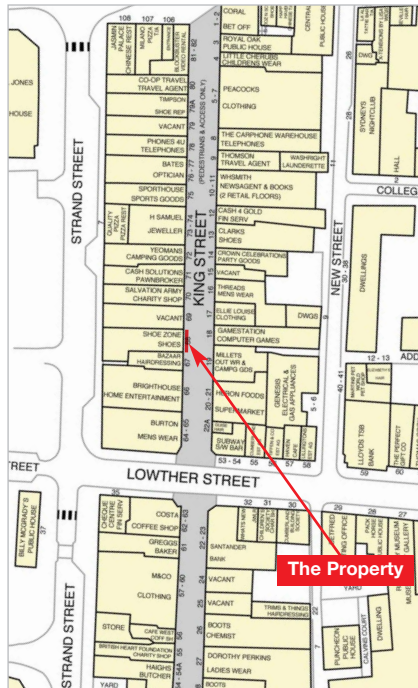


Whitehaven 68 King Street Cumbria CA28 7LE

- Freehold Shop Investment
- To be let to Shoe Zone Ltd on a new 10 year lease (1)
- Pedestrianised town centre position
- Nearby occupiers include W H Smith, Clarks, Burton, Costa Coffee and Greggs
- No VAT applicable
- Rent Review 2017
- Total Current Rents Reserved
£15,000 pa

On the Instructions of
Shoe Zone

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Whitehaven, with a population of some 27,000, is a port on the west Cumbrian coast, 6 miles south of Workington, 16 miles south-west of Cockermouth and 40 miles south-west of Carlisle. The town is located on the A595 trunk road which provides access to the M6 motorway via the A66.

The property is situated in the local conservation area on the west side of the pedestrianised King Street. Occupiers close by include Peacocks, Burton, Costa Coffee, Greggs, Santander, W H Smith, Co-Operative Travel, Phones 4U, Carphone Warehouse, H Samuel and Clarks.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation in the basement and at first and second floor level.

The property provides the following accommodation and dimensions:

Basement (Trap Door Access)	46.45 sq m	(500 sq ft)
Ground Floor	113.34 sq m	(1,220 sq ft)
First Floor	92.53 sq m	(996 sq ft)
Second Floor	100.60 sq m	(1,083 sq ft)
Total	352.92 sq m	(3,799 sq ft)

Tenancy

The entire property is to be let to SHOE ZONE LIMITED for a term of 10 years from completion at a current rent of £15,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

(1) The tenant will have an option to determine the lease at the fifth anniversary.

Tenant Information

No. of Branches: 570.
Website Address: www.shoezone.com
For the year ended 1st January 2011, Shoe Zone Limited reported a turnover of £185,608,000, a pre-tax profit of £10,543,000 and a net worth of £44,859,000.
(Source: riskdisk.com 24.05.2012.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to our Joint Auctioneer.

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 M Hardy Esq, Shoe Zone Group. Tel: 0116 222 3000 e-mail: mih@shoezone.com

Joint Auctioneer D Williams Esq, Ramsdens. Tel: 0156 479 6800 Fax: 0156 479 2888 e-mail: dw@ramsdens.com