

FOR SALE / TO LET



Commercial/Development/Investment/Office/4,801 sq ft (446 sq m)/£450,000 or £45,000P.A.

Union Hall, Whitehaven

Scotch Street, Whitehaven, CA28 7BJ

Walton Goodland

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HIGHLY VISIBLE POSITION AT JUNCTION OF SCOTCH STREET AND LOWTHER STREET

- CENTRALLY LOCATED GRADE II LISTED BUILDING OPPOSITE CIVIC HALL AND LIBRARY
- EXISTING OFFICES ADJACENT TO DIXONS DEPARTMENT STORE AND RETAIL FRINGE
- COULD SUIT ALTERNATIVE COMMERCIAL USE OR CONVERSION, SUBJECT TO PLANNING
- PROPERTY REQUIRES FULL REFURBISHMENT INTERNALLY

DESCRIPTION

The property comprises a Grade II listed building previously used as Council offices, being currently arranged as office space with return frontage to Scotch Street and Lowther Street.

Please note: The property will require full internal refurbishment.

ACCOMMODATION

The property comprises the following approximate areas:-

GROUND FLOOR

Offices 1,908 sq ft (177 sq m)

FIRST FLOOR

Offices 1,553 sq ft (144 sq m)

Gents 1 WC, 1 WHB & 1 Shower

Ladies 1 WC & 1 WHB

SECOND FLOOR

Toilet 1 WC & 1 WHB

ATTIC

Stores 283 sq ft (26 sq m)

BASEMENT

Stores 389 sq ft (36 sq m)

RATEABLE VALUE

£29,250 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

SERVICES

All mains services are available to the property.

PRICE/RENT

£450,000 for the freehold interest in the property, or £45,000 per annum, exclusive of business rates, VAT and all other outgoings.

TENURE

Freehold or leasehold with vacant possession.

VAT

VAT is payable in addition to the rent.

VIEWINGS

Strictly by appointment only.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

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