

# TO LET



Retail/6,970 sq ft (648 sq m)/£20,000

60 – 62 Senhouse Street, Maryport

Cumbria, CA15 6BS

Walton Goodland (Carolyn Hardy/ Wills

Riddell dealing)

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## WELL PRESENTED RETAIL PREMISES ON MAIN TOWN CENTRE SHOPPING STREET

- CLOSE TO MARYPORT REGENERATION SCHEME
- IN MIXED COMMERCIAL AND RESIDENTIAL AREA
- ON-STREET PARKING NEARBY
- SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

## DESCRIPTION

The property is brick built with retail space at ground floor level and stores to basement level with delivery access available via John Street.

## LOCATION

The property is located on Senhouse Street, the main shopping street within Maryport Town Centre, sitting opposite Furness Lane with John Street to the rear. Other occupiers include a mix of local and national retailers.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D81.

## SERVICES

We understand all main services are connected to the property. The payment of all utilities is the tenant's responsibility.

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

## RATEABLE VALUE

£15,500 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## ACCOMMODATION

Ground Floor  
Retail 4,042 sq. ft. (375 sq. m.)

First Floor  
Staff 198 sq. ft. (18 sq. m.)  
Toilets 81 sq. ft. (7.5 sq. m.)

Basement  
Stores 2,396 sq. ft. (223 sq. m.)  
Office 168 sq. ft. (16 sq. m.)  
Plant 39 sq. ft. (4 sq. m.)  
Toilets 46 sq. ft. (4 sq. m.)

## RENT

£20,000 per annum.

Rent is quoted exclusive of Business Rates, VAT and all other outgoings.

## SALE

A sale of the property may be considered.

## VIEWINGS

All enquiries are to be directed to Walton Goodland.

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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### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

81 This is how energy efficient the building is.

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