

***BUSINESS  
RATES  
EXEMPT!***

**TO LET  
FIRST FLOOR  
OFFICE PREMISES**

**69 LOWTHER STREET  
WHITEHAVEN  
CUMBRIA  
CA28 7AH**

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS**

**16-18 RIVERSWAY BUSINESS VILLAGE  
NAVIGATION WAY PRESTON PR2 2YP  
TEL: 01772 769000  
FAX: 01772 760066  
WEBSITE: [www.pinkus.co.uk](http://www.pinkus.co.uk)**



**APPROXIMATE TOTAL FLOOR AREA: 112 SQ M (1,210 SQ FT)**

**LOCATION**

The property is situated within the main high street in Whitehaven. Whitehaven is located to the West of the Lake District accessible from Junctions 40 and 36 of the M6. Surrounding businesses are a mixture of retail, leisure and office.

**DESCRIPTION**

The property comprises first floor office space that benefits from a self-contained ground floor entrance, carpet floor covering throughout, plasterboard ceiling with mounted tube lights, timber windows, gas central heating and a hard wired fire alarm system.

Externally there are 4 car parking spaces provided.

**ACCOMMODATION**

Approximate net internal area: 112 sq m (1,210 sq ft)

**TERMS**

The property is available by way of a new lease with terms to be agreed.

**RENTAL**

£8,000 per annum exclusive

**RATEABLE VALUE**

£7,900 (2017 reassessment)

\*\*\*We believe this property falls under the business rates threshold so therefore no business rates will be payable\*\*\*

**VAT**

The property is not currently elected for VAT

**EPC**

See attached.

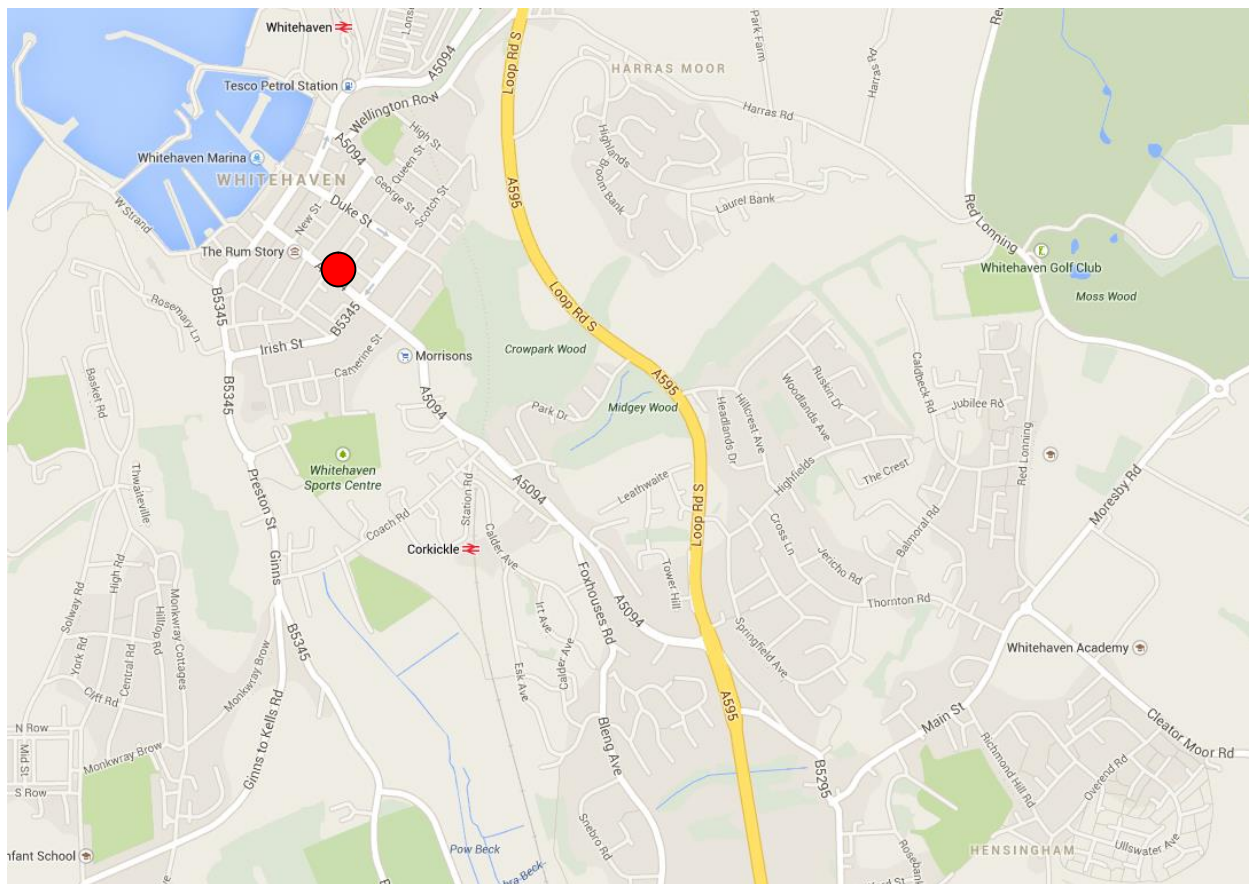
**LEGAL FEES**

Each party to be responsible for its own legal costs in connection with the transaction.

**VIEWING**

Mark Harrison T: 01772 769000 E: [mark@pinkus.co.uk](mailto:mark@pinkus.co.uk)

**[www.pinkus.co.uk](http://www.pinkus.co.uk)**



## Energy Performance Certificate

Non-Domestic Building



1ST AND 2ND FLOOR OFFICES  
H S B C  
69 Lowther Street  
WHITEHAVEN  
CA28 7AD

Certificate Reference Number:  
0771-0831-9390-6703-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



**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

**120** This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 324  
Building complexity (NDS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**36** If newly built  
**71** If typical of the existing stock