

FOR SALE

jenics 

The Pack Horse, Lowther Street, Whitehaven, Cumbria, CA28 7DJ



- Town centre location
- Split level trade area
- Private accommodation over two floors
- Suit alternate use STP
- Price £160,000 + VAT* if applicable

Location

Situated on Lowther Street close to its junction with Chapel Street in the town centre of Whitehaven.

This area is best accessed via the A595 bypass.

Description

A mid terrace three storey property of stone construction / rendered elevations, set beneath a pitched slate roof.

At the rear there is an enclosed yard and a private parking area.

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Accommodation

Ground Floor

Open plan, split level trade areas, fixed perimeter seating & timber bar servery.

- Ladies / Gents wc
- Stores
- Extensive basement cellar

First Floor

Accessed via an internal staircase or fire escape.

- Living room
- Dining room
- Kitchen

Second Floor

- Three bedrooms
- Bathroom

Planning

All further enquiries regarding planning matters should be directed to Copeland Borough Council 01946 820254.

The property is Grade II Listed (number 1279531)

Fixtures and fittings

To be included within the sale. Any third-party items such as gaming machines, dispense equipment, sound systems etc will be excluded from the sale.

Licences

We understand that the property benefits from a Premises Licence.

Rateable value

The rateable value of the property in the 2017 list is £24,000.

Tenure

Freehold – title number CU115048
£160,000 + VAT* if applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable on this transaction*.

*VAT & Conversion of a Commercial Building to a Residential Dwelling. As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at www.hmrc.gov.uk.


May 2022. Subject to Contract.

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Viewing

Strictly by appointment
through the agent:

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