

To Let/For Sale – Available following relocation

Retail Store approximately 1,344 SQM (14,466 SQFT)

Upon the instructions
of Aldi Stores Limited

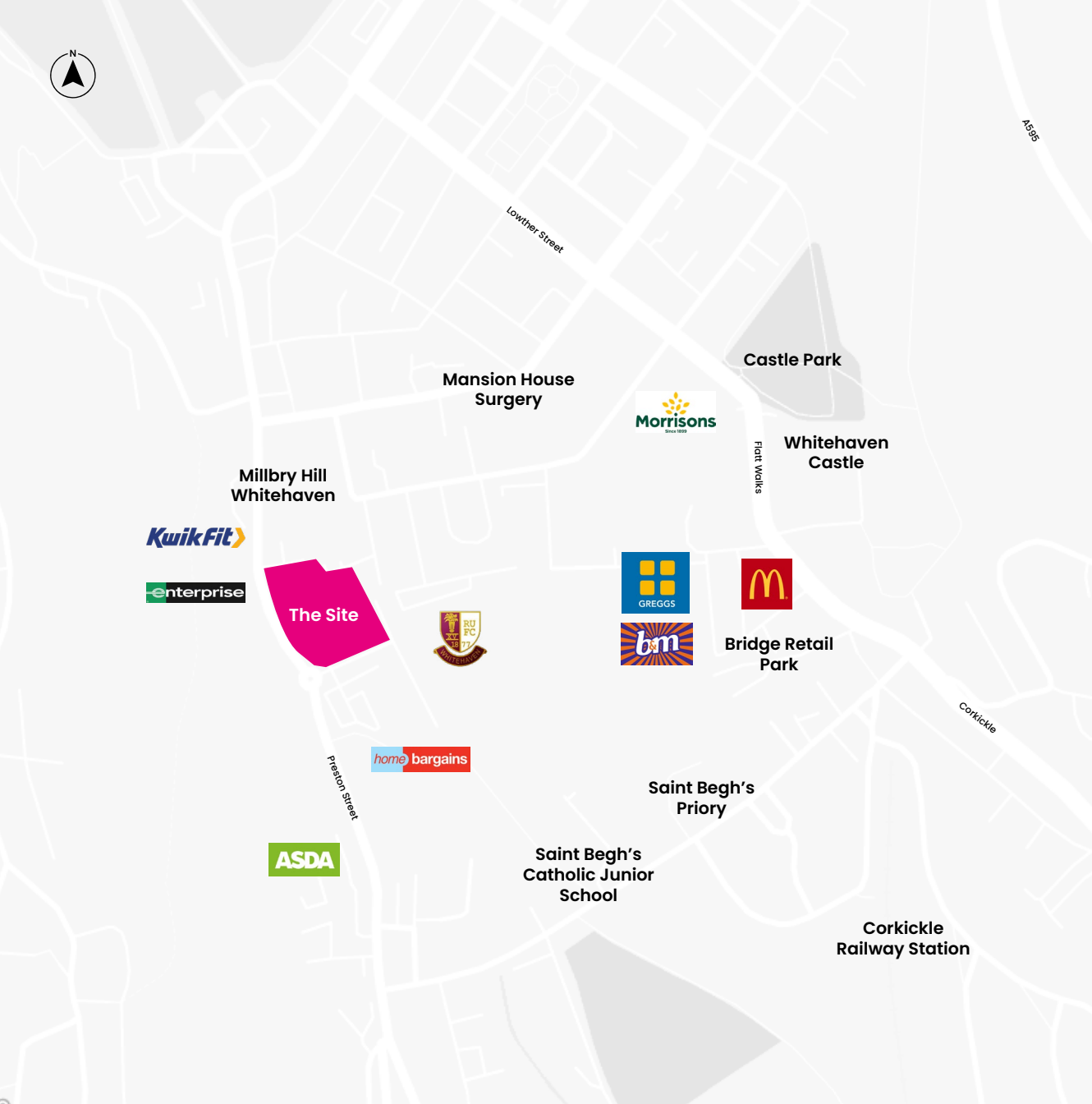


Not To Scale – For Identification Purposes Only

- Available following relocation (Q1 2026)
- 118 Shared car parking spaces
- Prominent main road location
- Close to Home Bargains, Asda and the new Aldi (shortly to be on site)
- For the avoidance of doubt the existing Iceland is in separate ownership and is **not** included within any sale
- GIA 1,153 sqm (12,410 sqft) Approx

**Lamb
Swift** &
Commercial Property

**Preston Street
Whitehaven, CA28 9DL**



Whitehaven is a town port on the West coast of Cumbria near the Lake District National Park. The town has a population of 23,986 persons (as of the 2011 census).

The subject property benefits from an extremely prominent main road position to Preston Road on the edge of the existing town centre. The existing car park is shared with the neighbouring Iceland, and other nearby retailers include Asda and Home Bargains.

An existing Aldi Food Store with adjoining car park which is currently shared with the Iceland unit, which, for the avoidance of doubt is currently let and is in separate ownership.

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ACCOMMODATION

Whilst we have not yet inspected the unit we understand that the existing Aldi has a gross internal area of circa 12,410 sq ft (1,153sq m) with 118 shared car parking spaces.

TITLE

We understand that Aldi own the Freehold title of the land shaded Green on the attached Title Extract CU107205 and that part of the site (occupied by Iceland) is currently held on a long leasehold basis by an Investor

It is also important to note that there is a restriction within a historic transfer which prohibits any competing frozen food use. – further details upon request.

LEASE TERMS & RENTAL

The property is available by way of a new Full Repairing & Insuring Lease at a quoting rental of £125,000 per annum exclusive Subject to Contract.

SALE PRICE

Offers in Excess of £1,500,000 exclusive are sought for the Freehold interest Subject to Contract

VAT

VAT is applicable at the prevailing rate.

SERVICES

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

SERVICE CHARGE

We understand that there is a current service charge to cover the cost of the maintenance of the existing access road and shared car parking.
– further details upon request.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £149,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC is available and a full copy of the report can be provided upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in any letting or disposal.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Andrew Urquhart

T 07793604930

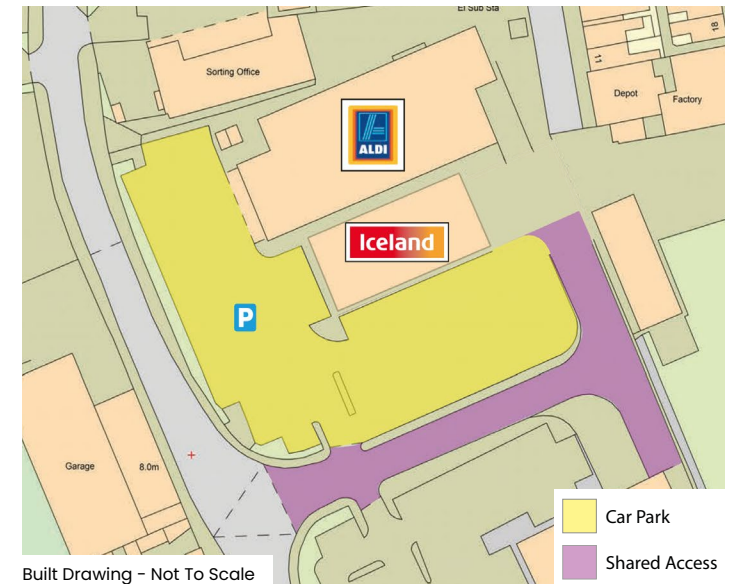
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Lamb & Swift

Commercial Property

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Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

Details prepared February 2025. Produced by Vector Design Concepts 01924 332 056.

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