

**THE OLD CUSTOMS HOUSE
WEST STRAND, WHITEHAVEN
CA28 7LR**

FOR SALE



**OFFERS IN THE REGION OF
£225,000
FOR THE FREEHOLD**

**OPPORTUNITY TO ACQUIRE SUBSTANTIAL THREE-STOREY
GRADE II LISTED PROPERTY**

**PROMINENT LOCATION WITH DIRECT FRONTAGE TO
WHITEHAVEN HARBOUR**

**SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
INCLUDING: OFFICES/ RESIDENTIAL/ MIXED USE**

LOCATION

Whitehaven, with a population of approximately 26,000 drawing on an estimated catchment of 72,000, is one of the major commercial centres in West Cumbria and is the administrative centre for the Copeland Borough Council area.

The property is prominently situated on West Strand with direct frontage to Whitehaven Harbour itself, and adjacent to the Quay Street South public car park. For identification purposes only, the location of The Old Customs House is shown circled red on the attached OS plan.

DESCRIPTION

The Old Customs House is a substantial three-storey Grade II listed building dating from around 1811 and is of traditional masonry construction, externally rendered beneath a pitched slate covered roof. Internally the accommodation comprises a range of open plan and sectional offices with kitchen and WC facilities on each floor. Disabled access is currently provided by way of a ramp from street level to ground floor.

The Old Customs House offers potential for conversion to alternative uses, subject to the necessary consents, which could include mixed commercial and residential use.

ACCOMMODATION

Ground Floor	112.43 sq m	(1,210 sq ft)
First Floor	116.08 sq m	(1,250 sq ft)
Second Floor	112.73 sq m	(1,213 sq ft)
Cellar	58.19 sq m	(626 sq ft)

Total Useable Area 399.43 sq m (4,300 sq ft)

SERVICES

Mains water, gas, electricity and drainage are connected to the property.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Offices and Premises with a 2017 List Rateable Value of £22,750. The national non-domestic rate in the £ for the current (2019/2020) rate year is 49.1p.

TERMS

Offers in the region of **£225,000** are invited for the freehold interest.

COSTS

Each party will bear their own costs incurred.

VAT

We understand the property is not currently elected for VAT.

VIEWINGS

Strictly by appointment with the sole agents Carigiet Cowen.

For further information contact Mike Beales

T: 01228 635003

E: mbeales@carigietcowen.co.uk

Details amended

September 2019

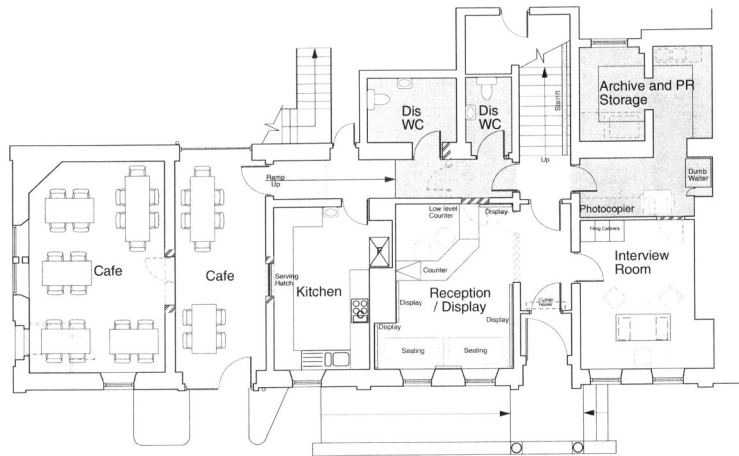
Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

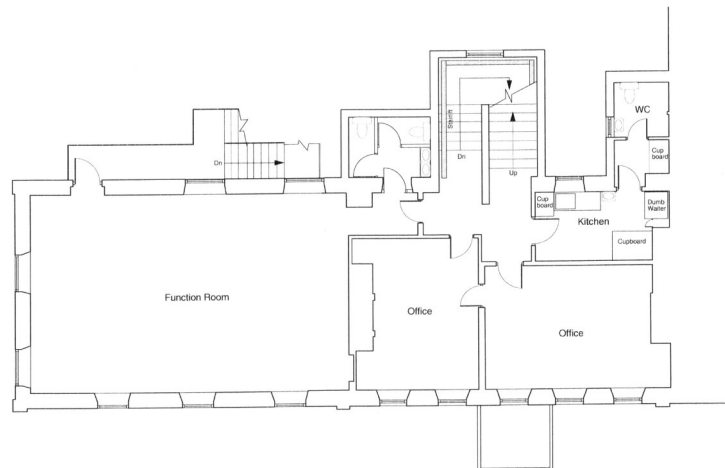
2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

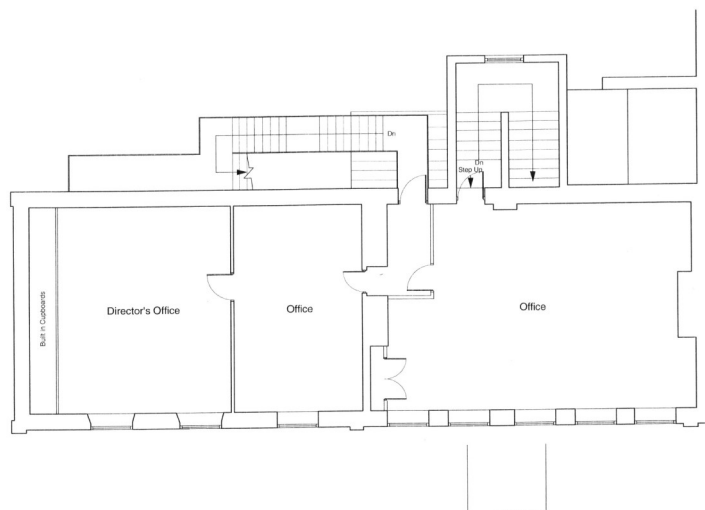
Ground Floor Plan



First Floor Plan



Second Floor Plan



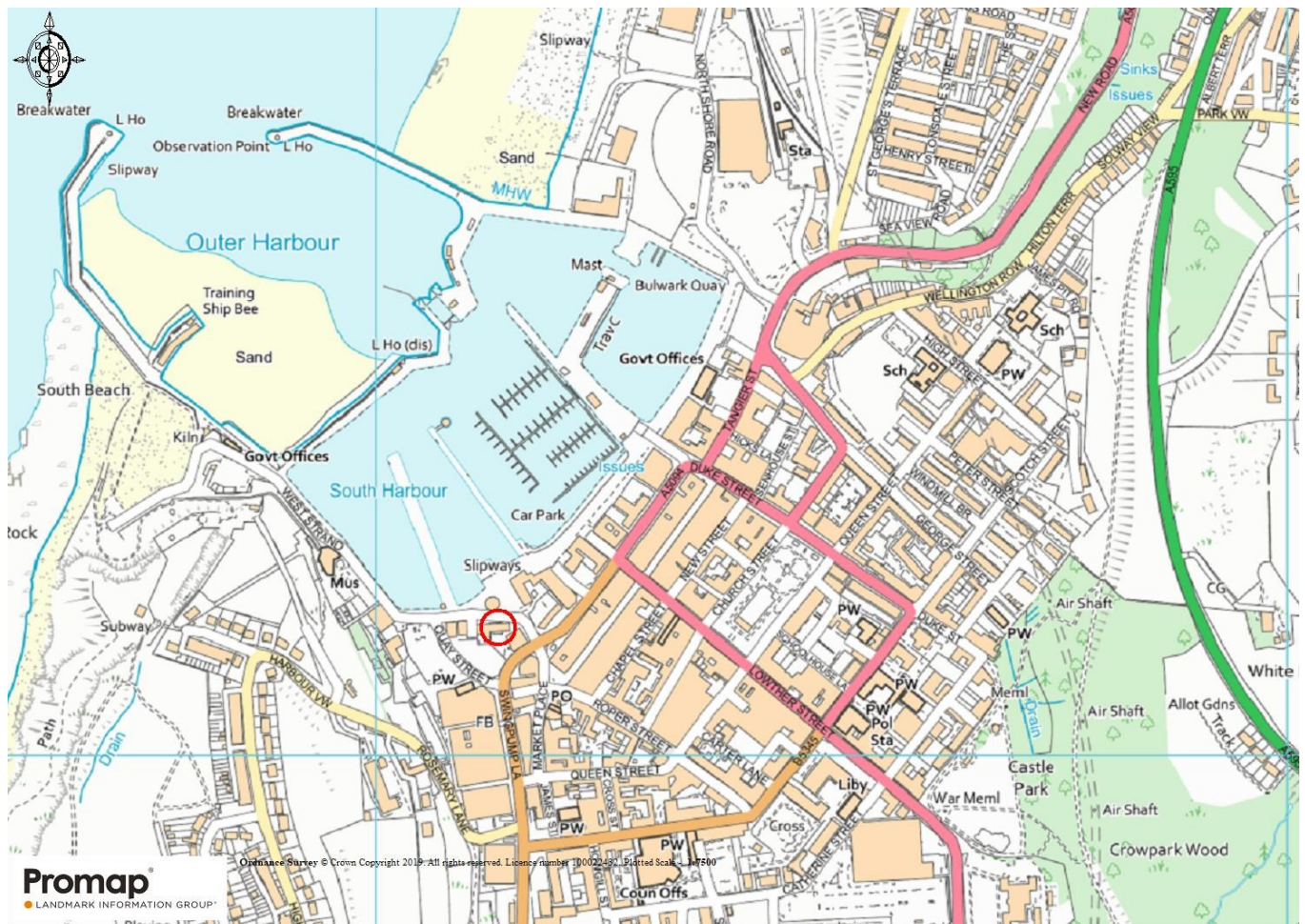
Plans shown are for indicative purposes only and are not to scale. Actual layout may differ and prospective purchasers should satisfy themselves as to accuracy.

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