

6086/CS

# WHITEHAVEN

**CATHERINE STREET CA28 7QT**

**SUBSTANTIAL PREMISES WITH  
POTENTIAL FOR OPEN PLAN  
OFFICE USE (SUBJECT TO  
PLANNING)**

## FOR SALE

**Gross Floor Area: 1467 sq m  
(15,800 sq ft)**

- **EXTENSIVE GROUND & FIRST FLOOR SPACE WITH POTENTIAL OFFICE USE**
- **LIFT ACCESS**
- **DEDICATED ON SITE PARKING**
- **CENTRAL LOCATION**

### LOCATION

Whitehaven (population 25,000) is the predominant population centre for Copeland Borough area and is increasingly a strategic location for nuclear associated office occupation including Albion Square (1,000 Sellafield staff), Sellafield Ltd offices and other nuclear supply chain occupiers.

Catherine Street is conveniently situated for Copeland House (Copeland BC), Albion Square, train station and other central amenities. There is access both north and south avoiding the town's one way system.

### DESCRIPTION

Former Magistrates Court, the ground floor until recently been in use as Doctors Surgery. The first floor is former Court accommodation. There is dedicated street level access with lift and good on site parking. The property has potential to create high quality office accommodation, subject to planning.

### AREAS

Ground Floor Surgery Premises	279 sq m	(3,000 sq ft)
First Floor	723 sq m	(7,782 sq ft)
Stores (Conversion Potential)	455 sq m	(4,900 sq ft)

Outside car parking space for approximately 15 vehicles.



### SERVICES

All mains services are available.

### PLANNING

Doctors surgery and former court premises, planning consent will be required for alternative use including offices.

### RATING ASSESSMENT

The accommodation will need to be re-assessed.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D95.

### TENURE

Freehold.

### PRICE

Offers in region of **£300,000 (Three Hundred Thousand Pounds)**.

### COSTS

Each party to pay their own legal costs.

### VAT

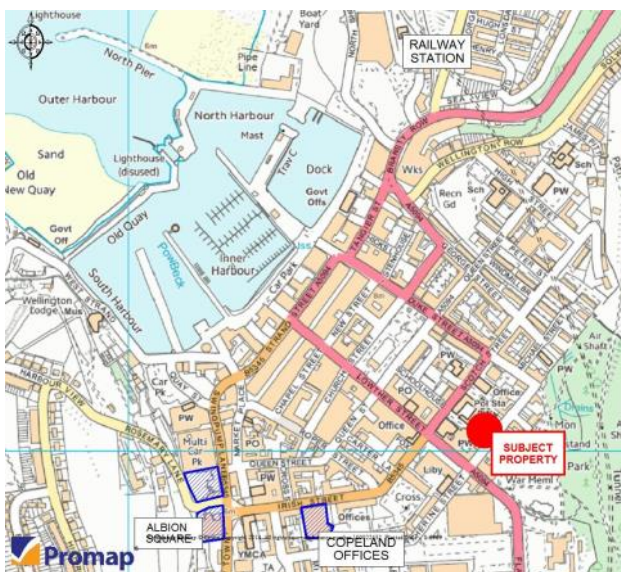
Price quoted is exclusive of VAT, which will be payable.

### VIEWINGS

Strictly by appointment with sole agents Carigiet Cowen.

### Details amended

August 2019



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