

TO LET

**TOWN CENTRE OFFICES
ATTRACTIVE GRADE II LISTED BUILDING
Former Assembly Rooms
14 – 15 Howgill Street
Whitehaven**



- ❖ Approximate Office Floor Area: 250 sqm (2,690 sqft) on three floors.
- ❖ Whitehaven Town Centre near to the Copeland Centre and Whitehaven Harbour.
- ❖ Available To Let for Current Use. Alternative Uses subject to planning.
- ❖ In need of refurbishment.
- ❖ **Offers are invited by 12 Noon on 14th December 2017 to lease the property on Full Repairing and Insuring basis for a Term of Years and Rental to be agreed.**

Location:

Whitehaven is the principal town in the Copeland Borough and has a population of around 25,000 and lies on the west coast of Cumbria, close to the Lake District National Park and overlooking the Irish Sea. Whitehaven is the earliest post-medieval planned town in England. It is a unique example of late 17th-18th century town planning laid out in accordance with a strict design code by Sir John Lowther and his successors to support the development of a major port.

Whitehaven is accessed via the Cumbrian Coastal Rail Line and the A595, which joins the A66 at Cockermouth and the A590 at Barrow. The M6 lies around one hours drive from Whitehaven.

The former Assembly Rooms offices are situated within the Whitehaven Town Centre at 14-15 Howgill Street to the west of the main Copeland Borough Council offices at the Copeland Centre, Catherine Street and close to the Whitehaven "Ring Road", shops, offices (including the new Albion Square Offices) and other Town Centre facilities.

General Description:

The former Assembly Rooms building is dated 1736 and was previously listed as premises of British Legion the Women's Section. More recently the property was known as the Howgill Centre and used as offices and a Family Centre. The property is a mid-terrace, three storey Georgian building in need of refurbishment and suitable for use as offices or alternative uses subject to planning.

Services:

Mains water, drainage, electricity and gas are understood to be available to the property. However prospective tenants should make their own enquiries of the relevant statutory undertakers as to the availability and cost of providing services as part of any proposed use or prior to submitting an offer. Enquiries should be made of;

Utility Company	Contact Details
Water, Drainage and Electricity	United Utilities Phone: (0870 330 033) email: property.searches@uuplc.co.uk
British Gas	Connections and metering (0845 077 2207)

- Services cont'd:** The incoming tenant will be responsible for payment of all services in respect of their occupation of the building.
- Tenure:** Leasehold on a full repairing and insuring basis at a rent and term of years to be agreed.
- Planning:** The property was recently used as a Day Centre with associated offices. Prospective tenants should make their own enquiries of the Local Planning Authority regarding their proposed use of the building and should note that the property is Grade II listed (Listing NGR: NX9723017868).
- Rateable Value:** The property is currently listed as a Day Centre and Premises with a Rateable Value of £4,950 for 2017. The tenant shall be responsible for the payment of business/water rates, taxes and all other reasonable outgoings related to the property.
- EPC:** In view of the listed status of this property it is expected that it will be exempt from the EPC regulations.
- VAT:** It is understood that the property is not currently registered for VAT. Should the Landlord opt to charge VAT then the VAT will be added to the rent. The Landlord does not currently intend to opt to tax.
- Viewing:** The property can be viewed externally from the public highway or on foot at any time, however, internal inspection is strictly by appointment via Copeland Borough Council.
- Further Information Contact:** Property Services, Copeland Borough Council,
The Copeland Centre
Catherine Street,
Whitehaven,
Cumbria, CA28 7SJ
Telephone: 07808005814
Email: sean.reed@copeland.gov.uk
- Offers:** Sealed offers are invited for the lease, subject to contract.
- Sealed offers should be submitted on the attached offer form in a sealed envelope using the return label provided to arrive at the offices of Copeland Borough Council, The Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ by **12 noon on Thursday 14th December 2017**.
- Rising bids are not acceptable. Specific offers are required.
- The vendor is not bound to accept the highest or any offer.

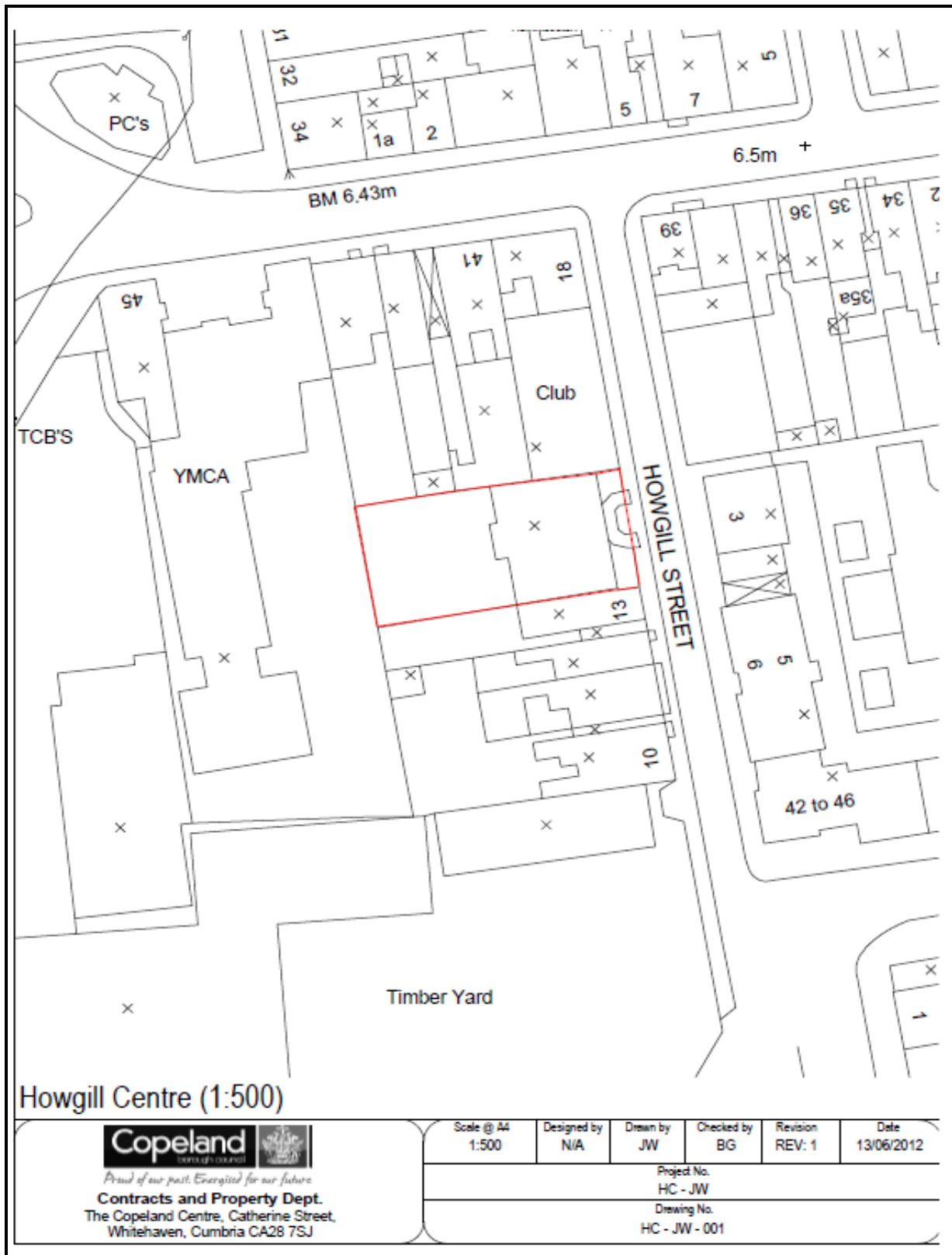
Any costs incurred in the preparation or making of an offer will not be met by the vendor or its agent.

Failure to supply the information on the form could lead to your offer being discounted.

Offers will be opened in accordance with the vendor's sealed offer procedure.

Indicative Lease Terms

Term	A minimum five-year term, contracted out of the security of tenure provisions of the Landlord and Tenant Act (1954).
Lease Costs	The tenant will contribute £250 to the Landlord's costs in preparing the new lease.
Insurance	The landlord will insure the building and an insurance rent will be payable by the tenant.
Repairs	The lease will be on a full repairing and insuring basis. The Tenant shall be responsible for its own costs in complying with statutory obligations and/or legal duties.
Other Terms	To be agreed.
Alienation:	Prohibited.



Not to scale

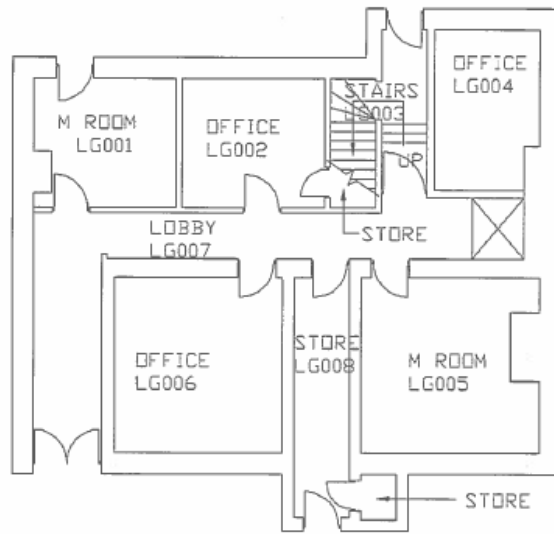
Disclaimer:

Please note that these particulars are set out as a general outline only and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any costs incurred will not be met by the landlord or its agent. Whilst we endeavour to make our lettings particulars accurate and reliable, if there is any point which requires clarification, please do not hesitate to contact us, particularly if you are contemplating travelling some distance to view the property.

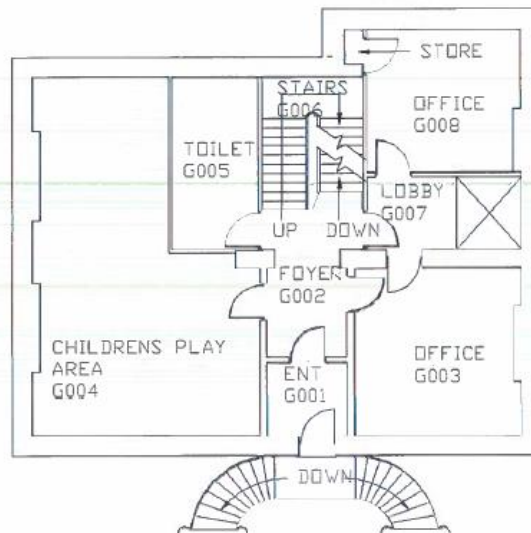
FLOOR PLANS

NOT TO SCALE

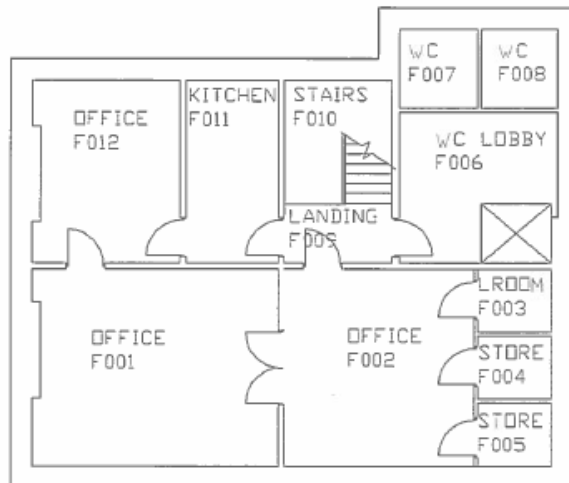
BASEMENT



GROUND FLOOR



FIRST FLOOR



**SUBJECT TO CONTRACT
OFFER FORM**

**Former Assembly Rooms
14 – 15 Howgill Street
Whitehaven**

I/We:	(Name, Company Name and address in capital letters please)
of:	

wish to offer the sum of:

£	(Words)
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To Lease the above property on a Full Repairing and Insuring Basis for a term of;

Years	(Words) Years
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TO ALLOW THIS OFFER TO BE CONSIDERED FULLY PLEASE SUPPLY THE FOLLOWING INFORMATION.

Please state your finance source

YES/NO (delete as appropriate)

Is your offer conditional, e.g. subject to planning permission?

If so, please confirm the condition(s):

<ul style="list-style-type: none">••••

What is your proposed use?

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