

# TO LET

ATTRACTIVE BUILDING IN PROMINENT LOCATION

## Wellington Lodge

Harbour View  
WHITEHAVEN  
CA28 9AD



- ❖ Prominent Detached Commercial Property, previously used by HM Coastguard
- ❖ Workshop/Garage with Roller shutter doors, offices, storage and toilets
- ❖ Suitable for a variety of uses subject to Planning
- ❖ **Offers are invited by 12 Noon on 14<sup>th</sup> 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 17<sup>th</sup>-18<sup>th</sup> 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.

Wellington Lodge is situated in a prominent position on the south side of Whitehaven Harbour, high above the Beacon Museum and adjacent to the Candlestick Chimney of the former Wellington Pit with spectacular views across Whitehaven and beyond to Scotland and on a clear day the Isle of Man, as identified edged red on the attached plan, which is for identification purposes only. The property is accessed via a private driveway, Harbour View, via Rosemary Lane off the Whitehaven ring road.

**General Description:**

Wellington Lodge sits at the entrance to the former Wellington Pit, although most of the pit surface structures have now been removed. It was designed by architect Sydney Smirke, younger brother of Sir Robert Smirke, both of whom are renowned for their work on many public buildings throughout England and, in particular, in Cumbria. Sir Robert designed Whitehaven Market Hall and Sidney designed the 19-20 Irish Street, previously used as Copeland Borough Council offices.

The property comprises a three-storey castellated tower or gatehouse, with an attached single storey double garage. The property has recently been used by HM Coastguard and would be suitable for a range of alternative uses, subject to planning. It would for example be suitable for a tourism/leisure related use that complements the Industrial and Natural heritage of the Whitehaven coast and town. The land around the property is not to let, however, it may be available if required by an ingoing tenant.

**Accommodation:**

The Accommodation briefly comprises:

**Ground Floor:** Entrance Hall, stairway to first floor and basement, kitchen/dining area 4.52m x 2.43m (14' 10" x 7' 11"), double garage 8.15m x 5.92m (26' 9" x 19' 5").

**Basement:** Office 3.18m x 2.02m (10' 5" x 6' 7") and store room 1.83m x 1.48m (6' x 4' 10").

**First Floor:** WC, Shower Room, Office 3.82m x 3.41m (12' 6" x 11' 2").

**Services:**

Mains water, drainage, and electricity 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;

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

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 HM Coastguard Station and would be suitable for a range of alternative uses, subject to planning. It would for example be suitable for a tourism/leisure related use that complements the Industrial and Natural heritage of the Whitehaven coast and town. The property is understood to have been used as a Café at some point.

The property is understood to lie within the Whitehaven Conservation Area and the area covered by the Whitehaven Town Centre and Harbourside Supplementary Planning Document (SPD). Prospective tenants should make their own enquiries of the Local Planning Authority regarding their proposed use of the building.

**Rateable Value:**

The property is currently listed as a Coastguard Station and Premises with a Rateable Value of £3,900 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 nature 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](mailto: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**

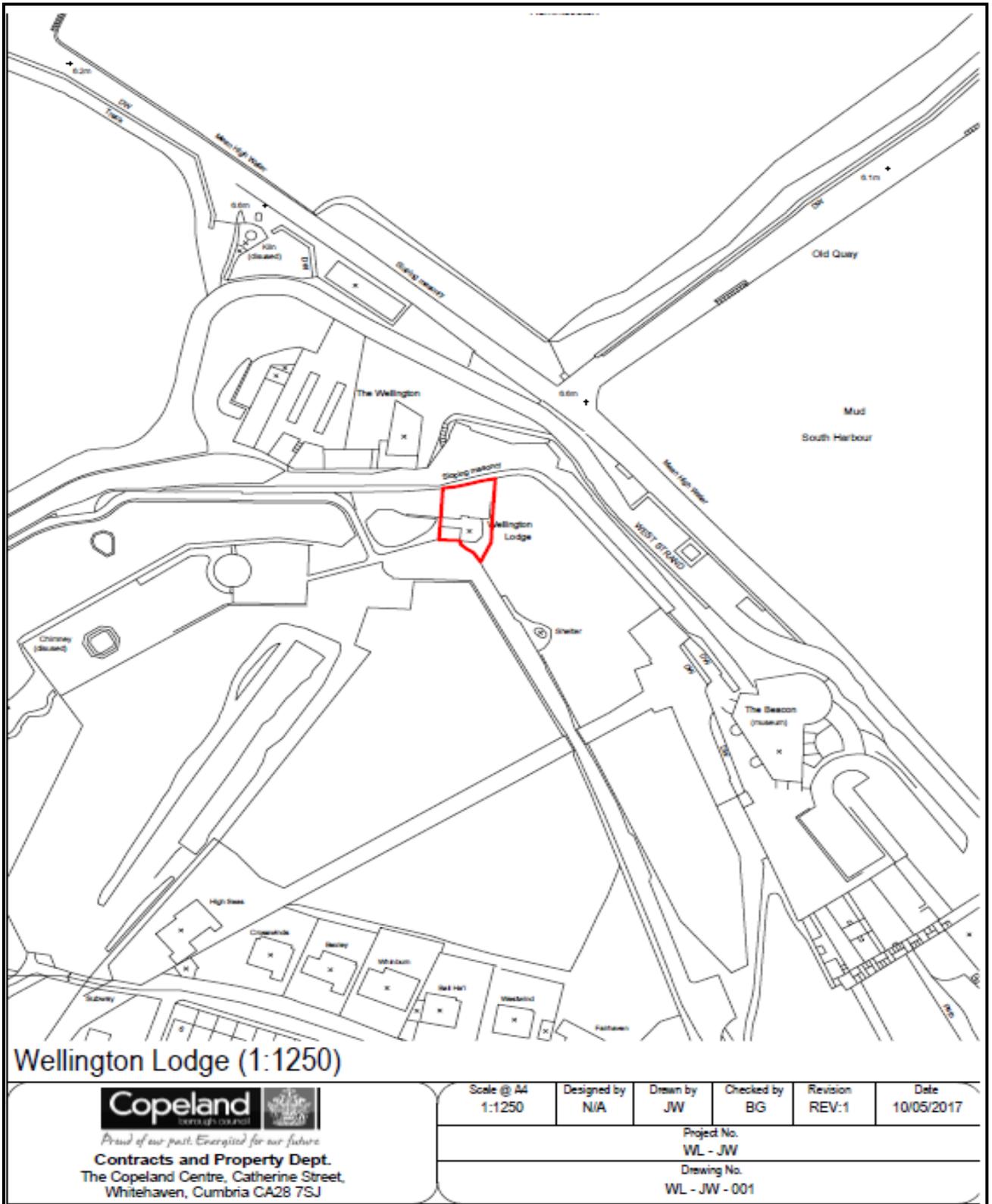
To be agreed.

**Alienation:**

Prohibited.

**Photographs:**





**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.

**SUBJECT TO CONTRACT  
OFFER FORM**

**Wellington Lodge**

**Harbour View  
WHITEHAVEN  
CA28 9AD**

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

**wish to offer the sum of:**

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

<b>Years</b>	<b>(Words)</b> <b>Years</b>
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**TO ALLOW THIS OFFER TO BE CONSIDERED FULLY PLEASE SUPPLY THE FOLLOWING INFORMATION.**

Please state your finance source

<b>YES/NO</b> (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"><li>•</li><li>•</li><li>•</li><li>•</li></ul>

What is your proposed use?

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Have you consulted the Planning Authority about this use?

**YES/NO** (delete as appropriate)

Please confirm whether you are a member or officer of Copeland Borough Council or whether you are related to a member or employee of the Council?

**YES/NO** (delete as appropriate)

Signed:

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Name:

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Date:

--

Daytime telephone number:

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Email address:

--

Your Solicitor's name:

--

Solicitor's Address:

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Solicitor's Telephone Number:

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Solicitor's email address:

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