

FOR SALE

CROWGARTH HOUSE

Carigiet
Cowen

48 HIGH STREET, CLEATOR MOOR, CA25 5LA



SUBSTANTIAL FREEHOLD BLOCK OF PROPERTY

Sale Price £275,000

- * NO VAT PAYABLE ON THE SALE PRICE *
- * CENTRAL PROMINENT LOCATION *
- * ARRANGED OVER 4 STOREYS *



01228 544733

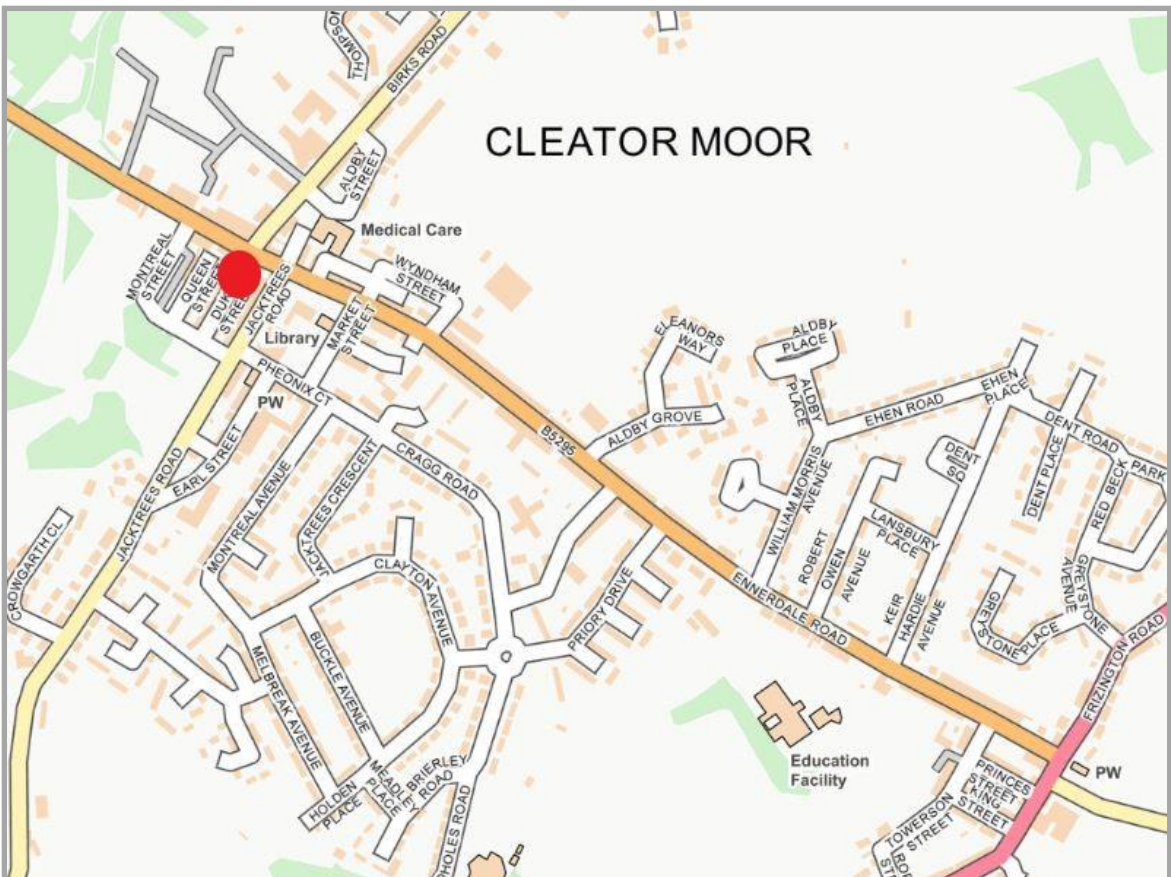
www.carigietcowen.co.uk



LOCATION

Cleator Moor is a town with a population of approximately 7,000, located within West Cumbria with close proximity to the larger towns of Whitehaven and Egremont. The town benefits from close proximity to the Sellafield nuclear plant 8 miles away, allowing the location to be a convenient position for many workers to live, who commute regularly to the plant.

The property is situated on the main high street at the heart of Cleator Moor. Nearby occupiers include Greggs, Coral and Cumberland Building Society. There's also a wide range of local independent retailers nearby, consisting of barber shops and hot food takeaways. The Phoenix Enterprise Centre (PEC) sits immediately opposite the property, across the square.



DESCRIPTION

Crowgarth House is a substantial corner block of property, arranged over four stories. The building has excellent visibility from High Street.

The ground floor provides a rectangular shaped unit with integral stairwell and passenger lift towards the middle of the floor plate. The space is open plan and would be suitable for a variety of commercial users, including cafés, restaurants, office, shop, and hot food takeaway.

Subject to planning, and redevelopment, the upper floors could be modified into residential flats, apartments or offices. The floors offer picturesque views onto the town square and the Lake District fells surrounding. The building has been granted planning previously for conversion to 7 apartments—App No. 4/10/2177/OF1. this has now lapsed but could be reapplied for.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	119.06	(1,282)
First Floor	79.66	(854)
Second Floor	116.26	(1,251)
Total	314.98	(3,390)



SERVICES

We understand mains water and electricity are connected to the property. The passenger lift is operational and fully serviced.

RATEABLE VALUE

The rating assessment for the property has been taken out of the 2023 Rating List in anticipation of building reconstruction works taking place.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.



SALE PRICE

Offers in the region of **£275,000** are invited for the freehold property with vacant possession.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

No VAT is payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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7320/BB