

TO LET

COMMERCIAL UNIT

Carigiet
Cowen

CROSSFIELD GARAGE, LECONFIELD ROAD
CLEATOR MOOR, CA25 5QQ



MODERN COMMERCIAL UNIT

- * 100% BUSINESS RATES RELIEF *
- * PROMINENT ROADSIDE LOCATION *
- * DEDICATED CAR PARKING *



01228 544733

www.carigietcowen.co.uk

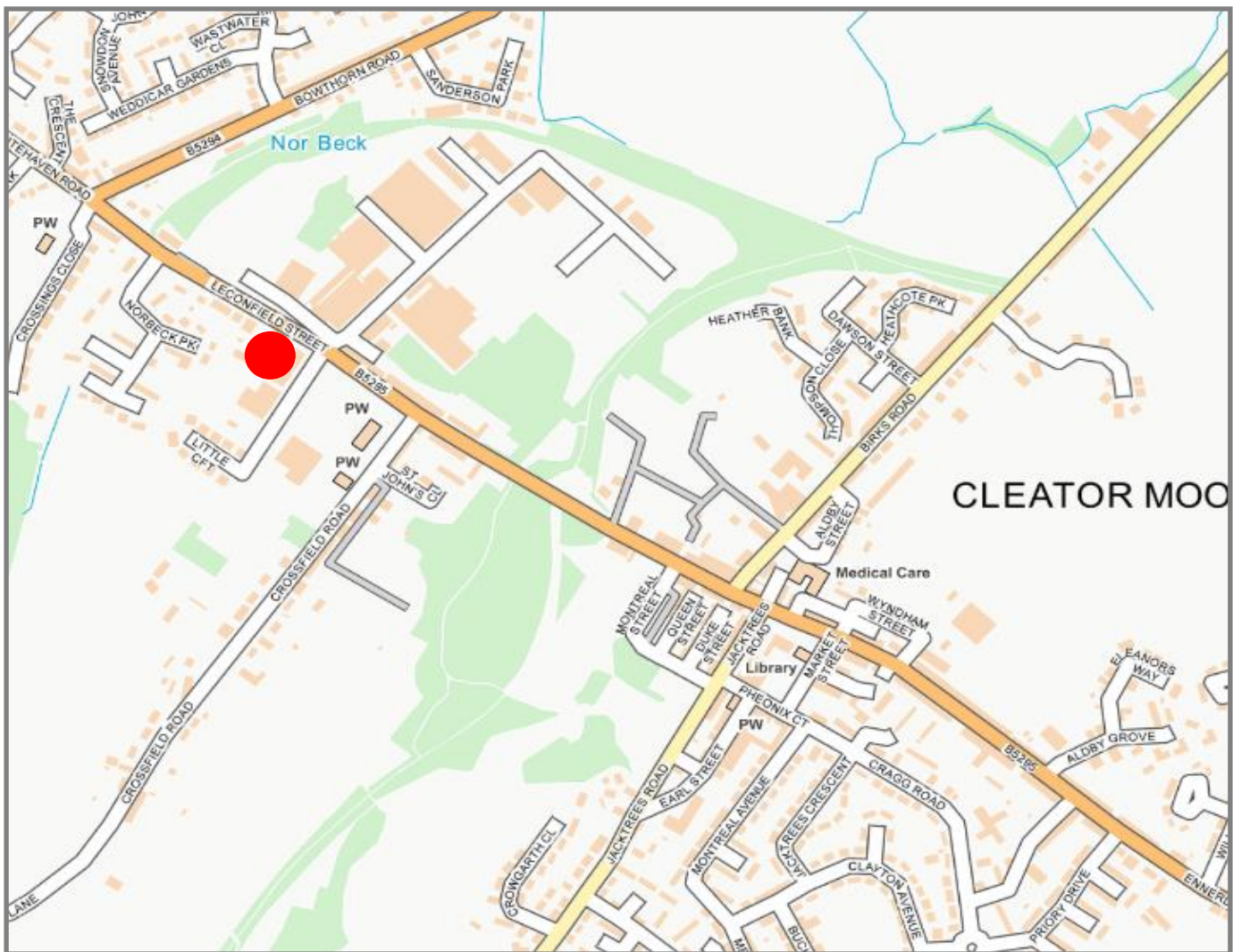


LOCATION

The property is situated in the town of Cleator Moor, approximately 4 miles southeast of Whitehaven in West Cumbria and lies within a prominent roadside trading location within the Crossfield Garage Site.

Other occupiers within Crossfield Garage include Nisa Convenience Store and a petrol filling station. In addition, immediately adjacent lie the Co-op Convenience Store, Travis Perkins and Leconfield Industrial Estate.

For identification purposes only, the location of the property is shown on the plan below, circled red.



DESCRIPTION

A modern commercial unit of steel portal frame construction, under a pitched profile sheet roof with full height cladding, double display windows and personnel access doors to the front.

- Open plan sales area of regular shape
- Integral separate male, female and disabled WCs
- Finished to a modern specification throughout
- External seating area provided to the front
- Ability to load and unload from front and rear elevations

ACCOMMODATION

Floor	Sq m	Sq ft
Net Internal Area	80.69	(869)
Comprising:-		
Net Sales Area	62.90	(677)
Kitchen	17.84	(192)

Externally the unit benefits from an external seating area to the front and 8 no. car parking spaces.



SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served from a gas fired central heating system.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £6,300. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

**** 100% BUSINESS RATES RELIEF ****

ENERGY PERFORMANCE CERTIFICATE

The unit does not currently hold an EPC; one is being commissioned and will be made available shortly.



LEASE TERMS AND RENT

The property is available TO LET as a whole only on a new lease for a term of years to be agreed at a rent in the region of **£10,000 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent.

VIEWINGS

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

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7742/BB

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