

FOR SALE

Carigiet
Cowen

50-52 KING STREET, ASPATRIA CA7 3AA

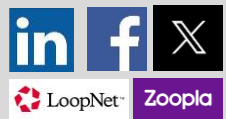


FREEHOLD COMMERCIAL & RESIDENTIAL BUILDING
GROUND FLOOR COMMERCIAL
TWO BEDROOM FLAT
NO VAT OR BUSINESS RATES PAYABLE



01228 544733

www.carigietcowen.co.uk



LOCATION

Aspatria is a market town in the west of Cumbria, approximately 15 miles southwest of Carlisle and J43 and J44 of the M6 motorway. The Lake District National Park towns of Cockermouth 8 miles south and Keswick 18 miles are conveniently positioned south east, and the popular coastal town of Silloth only 9 miles north west. The building fronts on to King Street which is the main throughfare for Aspatria. Nearby operators include Co-op, various hot food takeaways, some salons and other residential buildings.

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

DESCRIPTION

The building is arranged over three levels. The former post office and gift shop areas at ground floor benefit from their own wc and kitchen area to the rear and can be occupied as a whole or in two parts. Future uses lend these areas to salon space, offices, retail shop, café - or even conversion to residential subject to planning and building modification.

Access to the upper floor residential accommodation is via an integral staircase. This area is currently lived in by the owners and provides a spacious three bedroom flat with large open plan living room, fully equipped bathroom and well equipped kitchen offering picturesque views towards the northern Lake District fells. The residential areas could be converted to provide Air BnB accommodation.

Since the owners bought the building, they have re-roofed the property and re-wired the electrics throughout.

ACCOMMODATION

| Floor | Sq m | Sq ft |
|--------------|-------------|----------------|
| Ground floor | | |
| Commercial | 60.67 sq m | (653 sq ft) |
| First floor | 61.22 sq m | (659 sq ft) |
| Second floor | 9.85 sq m | (106 sq ft) |
| Total | 131.74 sq m | (1,418 sq ft) |

SERVICES

We understand mains water, gas, electricity and drainage are connected. A multi fuel stove provides heating from the living room within the property. A gas boiler and wall mounted panel radiators serve the property also.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Post Office and Premises with a 2023 List Rateable Value of £3,200. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

The residential flat has a Council Tax of Band A.

ENERGY PERFORMANCE CERTIFICATE

The commercial part of the property has an Energy Performance Asset Rating of D-79. An EPC for the residential part has been commissioned and will be made available shortly.

SALE PRICE

Offers in the region of **£179,950** are invited for the freehold with vacant possession.

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 are advised that the property **is not** currently VAT elected, and therefore VAT **is not** payable on the sale price.

VIEWINGS

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

Ben Blain

Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

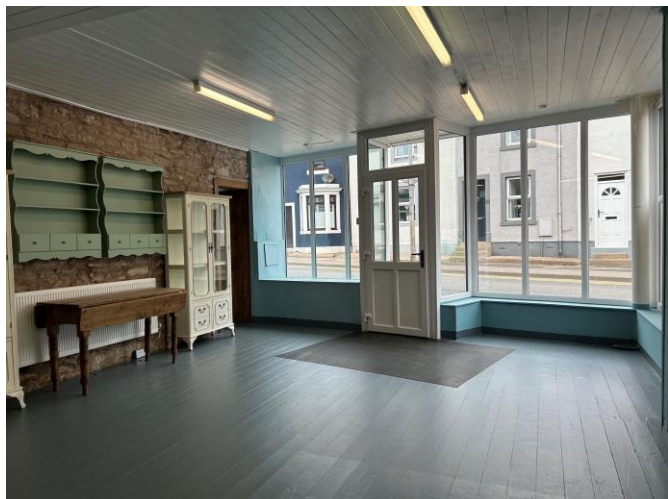
Amelia Harrison

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