

TO LET

Carigiet
Cowen

6 KING STREET, WIGTON, CA7 9DT



PROMINENT TOWN CENTRE LOCATION

* NO VAT PAYABLE *

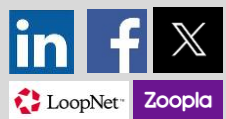
* FULL DDA ACCESSIBILITY *

* 100% BUSINESS RATES RELIEF *



01228 544733

www.carigietcowen.co.uk



LOCATION

Wigton is a market town in North Cumbria, situated approximately 9 miles southwest of Carlisle, 20 miles northwest of Penrith and 22 miles northeast of Workington. It has a resident population of roughly 6,000, which expands to over 15,000 when including the surrounding catchments. The market town serves as a service hub for the predominantly agricultural area.

6 King Street is located centrally in Wigton, close to High street and Market Place. Existing occupiers in the immediate vicinity include: B&M, Greggs, Cumberland Building Society, Co-op and a range of private independent retailers.

The property location is circled red on the below plan.



DESCRIPTION

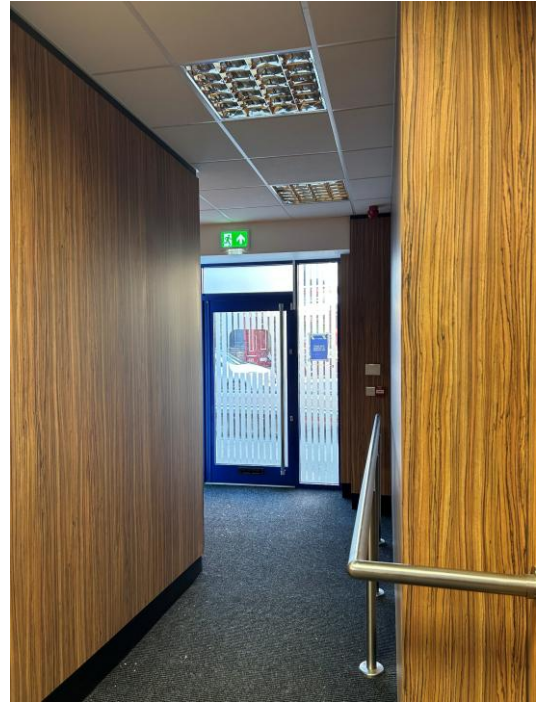
The property is a former bank building, sub divided to create 2 no. separate commercial units. 8 King Street is the right-hand section outlined in yellow formerly occupied by Boyle Sports. The rectangular shaped unit benefits from extensive glazed window frontage, open plan rectangular space, DDA accessibility, disabled WC, staff toilets and rear access for deliveries.

This unit is suitable for a variety of commercial uses, subject to planning where necessary including; hair/ beauty salon, gift shop, office, estate agents and a charity shop.

ACCOMMODATION

Floor	Sq m	Sq ft
Net Internal Area	117.80	1,268
Rear store	8.73	94
WC's		





Carigiet Cowen Ltd for themselves and for vendors or lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as shop and premises with a 2023 List Rateable Value of £8,800. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

*** 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS ***

ENERGY PERFORMANCE CERTIFICATE

An EPC commissioned and will be available shortly.

LEASE TERMS AND RENT

The property is available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£12,950 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

No VAT is payable on the rent.

VIEWINGS

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

Ben Blain

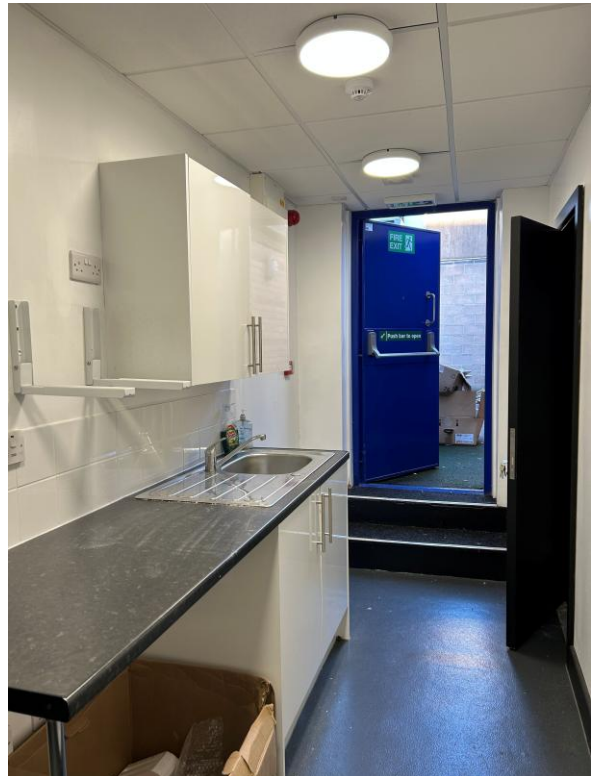
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XXXX/BB