

FOR SALE

THE FILLING STATION, STATION ROAD, WIGTON, CA7 9AD

Carigiet Cowen



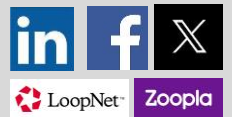
SALE PRICE

£175,000



01228 544733
www.carigietcowen.co.uk

* PROMINENT & HIGHLY VISIBLE ROADSIDE LOCATION *
* SUITABLE FOR VARIOUS USES – SUBJECT TO PLANNING *
* NO VAT PAYABLE *



An opportunity to acquire one of the best positioned car sale depot sites in Cumbria, with 100% Business Rates Relief and No VAT payable on the sale price

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. While agriculture has long played a significant role, the town's leading employer for many years – and continuing today – is Futamura factory, a manufacturer of packaging and speciality films and is located adjacent to the subject premises. Other long-established operators within Wigton include Hopes, Lidl, B&M, and Co-op.

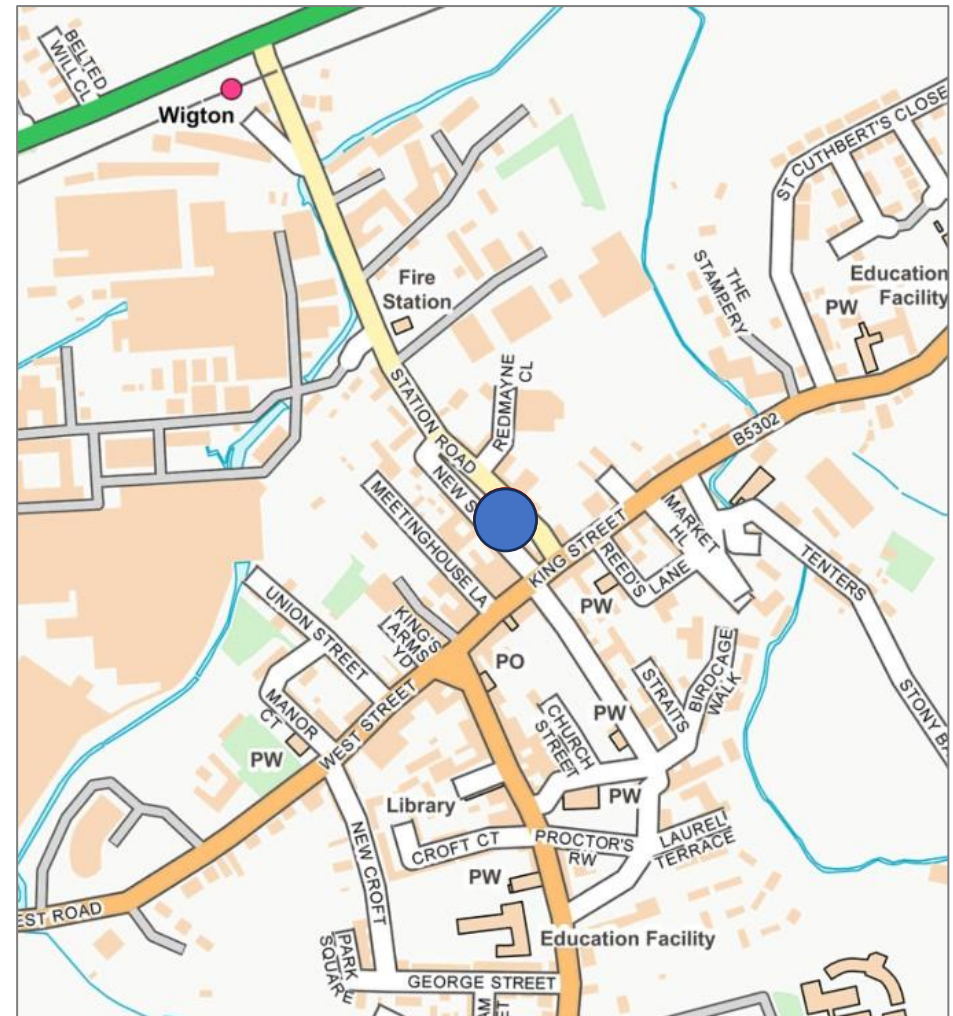
The Filling Station sits in a prominent position, next to Futamura Factory and close to Wigton Train Station. Station Road leads directly into King Street in the town centre.

DESCRIPTION

The site is a roadside car sales depot, forecourt and diesel filling station.

The forecourt benefits from a large canopy and two operational diesel pumps. Depending on vehicle sizes, parking for 12-14 vehicles is provided, as well as a further 4 spaces positioned slightly north and detached from the site.

The sales office and staff offices are well fitted out and benefit from recent modernization, kitchen area and WCs. A roller shutter with ramp provides access to a store area.



ACCOMMODATION

Floor	Sq m	Sq ft
Depot Office / Store		
Net Internal Area	87.89	946
WC		
Car Parking	16-18 no. spaces	

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Car Sales and premises with a 2023 List Rateable Value of £8,900. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF IS ATTAINABLE FOR QUALIFYING OPERATORS *****

ENERGY PERFORMANCE CERTIFICATE

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

USE

The premises and site currently benefit from car sales use class. Alternative uses could be considered, subject to planning approval, and parties interested in the opportunity for alternative uses are encouraged to discuss with the local authority planning department.



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SALE PRICE

The property is available for sale on a freehold basis with vacant possession for a sale price **£175,000**

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. For further information or to arrange a viewing, please contact Carigiet Cowen.

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7852/BB

