

CLEATOR MOOR

2 HIGH STREET, CA25 5AB

FOR SALE

£49,000

*** NO VAT PAYABLE ON THE SALE PRICE ***

*** CENTRAL TOWN CENTRE LOCATION ***

*** SUITABLE FOR VARIOUS COMMERCIAL USES ***

*** NO VAT PAYABLE ***



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 at, who commute regularly to the plant.

The property is situated on the main high street at the heart of Cleator Moor. A main cut through route to Sellafield. Nearby occupiers include a mixture of national and a wide range of local independent retailers consisting of Betfred, Cumberland Building Society and local independent traders. The vendor, Greggs PLC are relocating to across the street.

DESCRIPTION

2 High Street is a well positioned mid-terraced property, arranged over two storeys. The building has excellent visibility from High Street with DDA accessibility and is laid out as a rectangular shaped unit.

The property comprises a ground floor retail unit with integral stairwell leading up to the first floor, which comprises a store room, office and wc. The space would be suitable for a variety of commercial uses.

ACCOMMODATION

Ground Floor	29.20 sq m	(314 sq ft)
First Floor	18.25 sq m	(196 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

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



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 of 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.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £2,650. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

SALE PRICE

Offers in the region of **£49,000** are invited for the freehold property with vacant possession.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

We understand the property is not elected for VAT and therefore VAT will not be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

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Details Prepared

May 2025

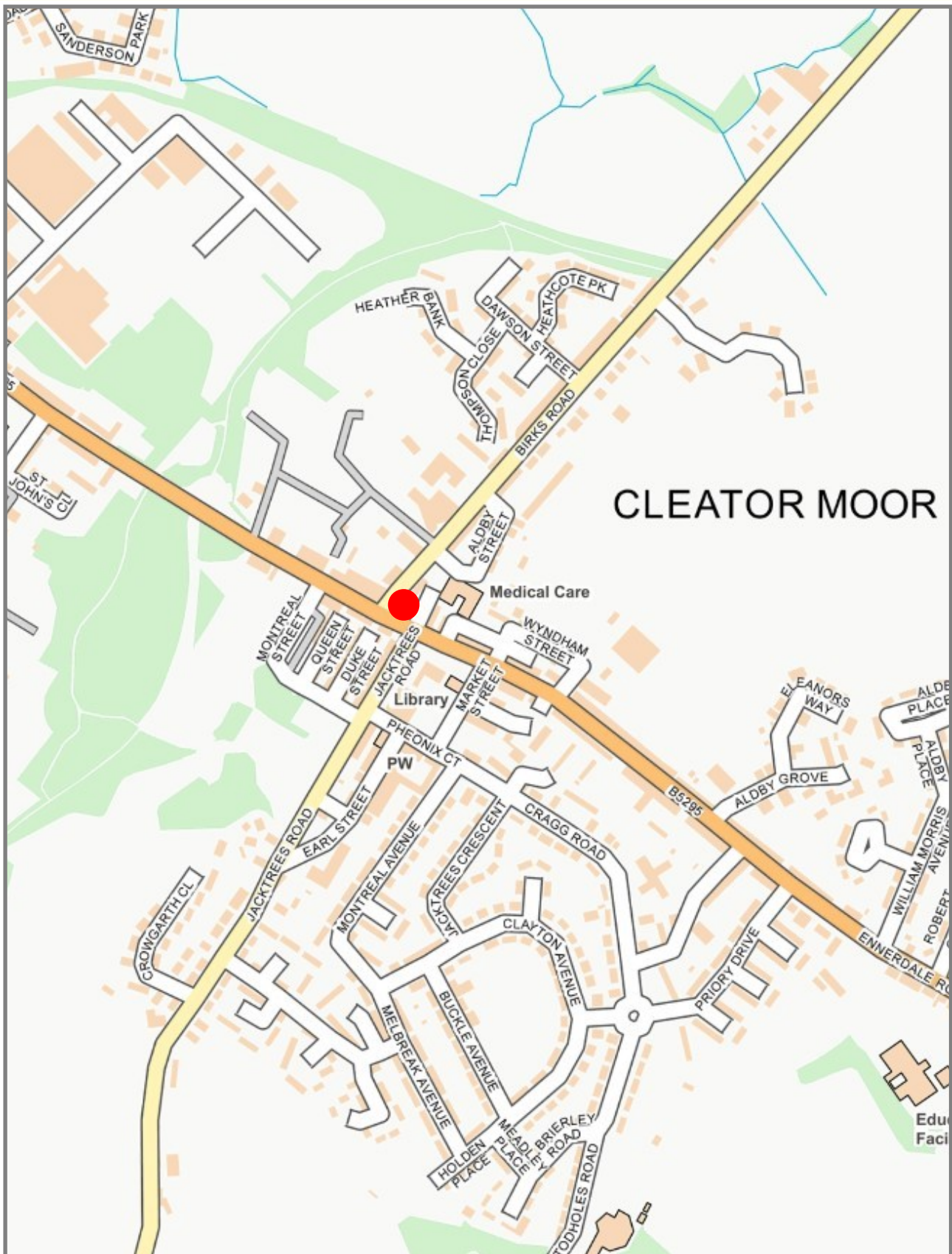


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