

TO LET

Suitable for Various Commercial Uses

GROUND FLOOR UNIT, 53 HIGH STREET, WIGTON, CA7 9NJ

Carigiet Cowen



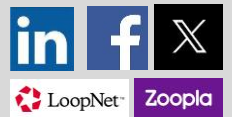
01228 544733

www.carigietcowen.co.uk

* NO VAT PAYABLE *

* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *

* CENTRALLY LOCATED IN WIGTON *



LOCATION

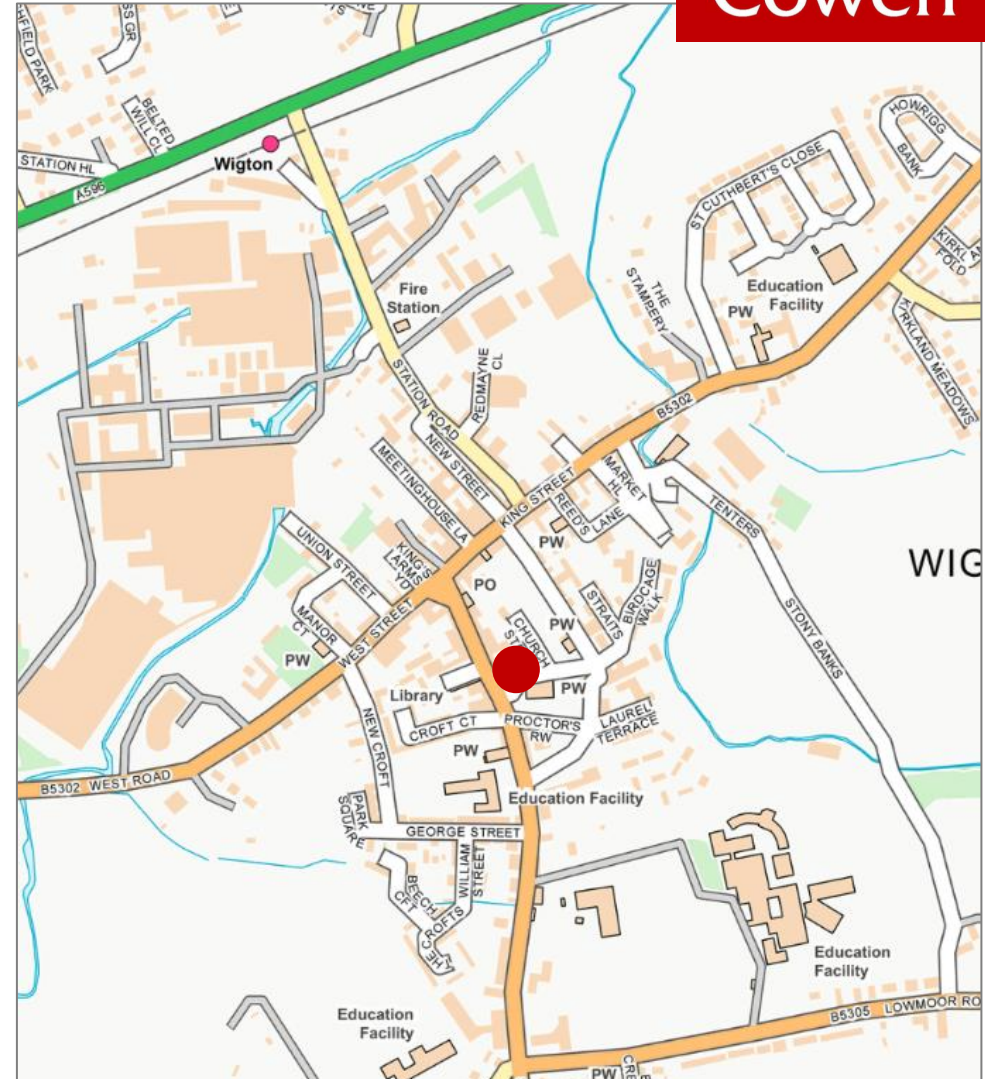
Wigton is a market town in North Cumbria, situated approximately 9 miles southwest of Carlisle, 20 miles northwest of Penrith and 22 miles northeast of Workington. It has a resident population of roughly 6,000, which expands to over 15,000 when including the surrounding catchments. The market town serves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

53 High Street is located centrally in Wigton, opposite St Mary's Church. Nearby occupiers include Stitch & Print, Saint & Co., Oxfam, Lux Hair and Tanning Salon, Number Twenty Eight, and many more.

DESCRIPTION

53 High Street is a two-storey, end-of-terrace building of traditional construction, finished with a rendered pebble dash exterior. The ground-floor commercial unit is self-contained and benefits from a full glass frontage, with access available via both the front and side entrances. Internally, the space is open-plan, with a WC located at the rear.

A basement area is also available, subject to requirement. Additionally, there is a shared yard to the rear of the property for bin storage.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground	37.50	(404)
Basement	17.41	(187)
WC		

SERVICES

We understand mains water, electricity, and drainage are connected to the property. Gas is on the premises but only connected to the residential accommodation upstairs.

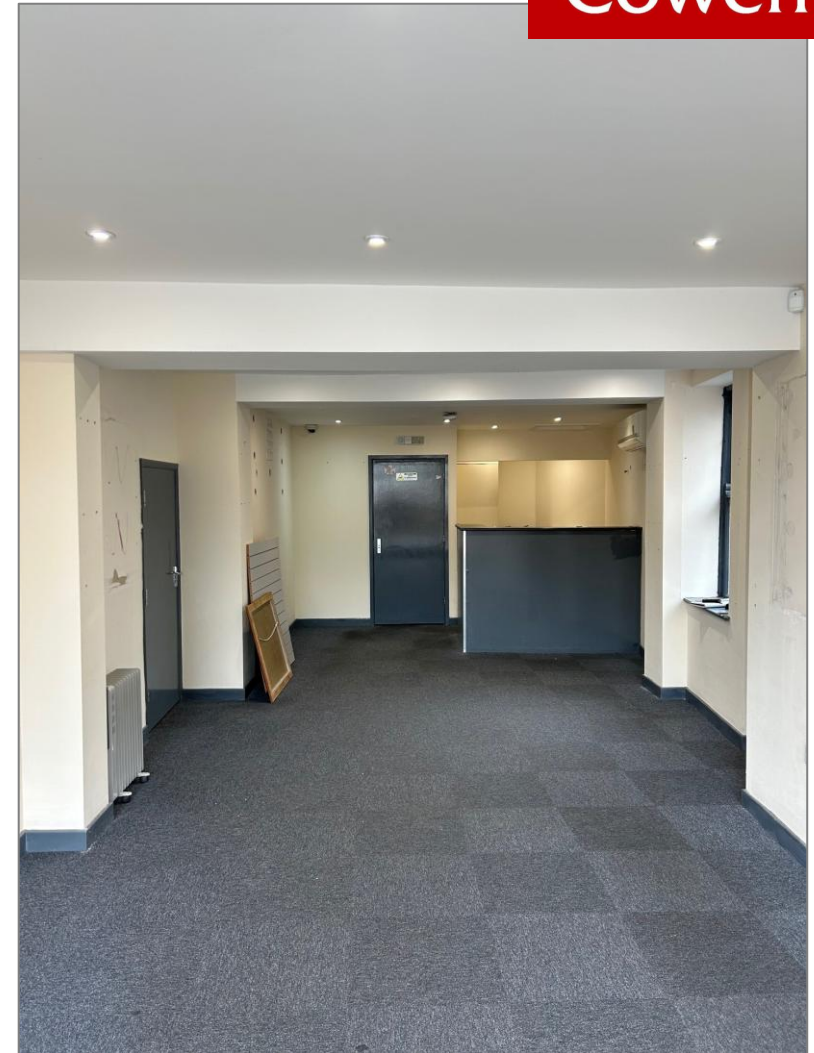
RATEABLE VALUE

The Valuation Office Agency website describes the property as Betting shop and premises with a 2023 List Rateable Value of £3,700. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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ENERGY PERFORMANCE CERTIFICATE

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



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LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term to be agreed at a quoting rent of **£6,950 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

Tel: 01228 635002

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7906/BB

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