

7320/BB

CLEATOR MOOR

CROWGARTH HOUSE
48 HIGH STREET

FOR SALE

£275,000

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

**** CENTRAL PROMINENT LOCATION ****

**** SUBSTANTIAL FREEHOLD PROPERTY ****



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. Nearby occupiers include Greggs, Coral and Cumberland Building Society. There's also a wide range of local independent retailers nearby consisting of barber shops and hot food takeaways. The Phoenix Enterprise Centre (PEC) sits immediately opposite the property, across the square.

DESCRIPTION

Crowgarth House is a substantial corner block of property, arranged over four stories. The building has excellent visibility from High Street.

The ground floor provides a rectangular shaped unit with integral stairwell and passenger lift towards the middle of the floor plate. The space is open plan and would be suitable for a variety of commercial users, including cafés, restaurants, office, shop, and hot food takeaway.

Subject to planning, and redevelopment, the upper floors could be modified into residential flats, apartments or offices. The floors offer picturesque views onto the town square and the Lake District fells surrounding. The building has been granted planning previously for conversion to 7 apartments—App No. 4/10/2177/OF1. this has now lapsed but could be reapplied for.

ACCOMMODATION

Ground Floor	119.06 sq m	(1,282 sq ft)
First Floor	79.66 sq m	(854 sq ft)
Second Floor	116.26 sq m	(1,251 sq ft)
Total	314.98 sq m	(3,390 sq ft)

SERVICES

We understand mains water and electricity are connected to the property. The passenger lift is operational and fully serviced.

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 rating assessment for the property has been taken out of the 2023 Rating List in anticipation of building reconstruction works taking place.

SALE PRICE

Offers in the region of **£275,000** 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 Amended

May 2024



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