

# TO LET

PART OF THE £29.3M TOWN DEAL PROGRAMME

THE IRON LINE VISITOR CENTRE, HODBARROW NATURE RESERVE, MILLOM, CUMBRIA

## Carigiet Cowen



**NEW VISITOR CENTRE WITH CAFÉ, GROUP ROOM AND VOLUNTEER FACILITIES**

**\* UNIQUE COASTAL SETTING WITH CAR PARKING & OUTDOOR SEATING AREA \***

**\* LOCAL OPERATORS INVITED \***



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



## LOCATION

Millom is a small coastal town located in the south-west of Cumbria. It lies approximately 26 miles south of Whitehaven and 7 miles north of Barrow-in-Furness. The town is accessed via the A5093, which connects to the A595, the main coastal route serving the west and south of the county. Millom railway provides regular services on the Cumbrian Coast Line, with connections to Whitehaven, Barrow-in-Furness, and Carlisle.

The Iron Line Visitor Centre is situated on the edge of the Hodbarrow Nature Reserve, along the Duddon Estuary, just outside the town of Millom in south-west Cumbria. This area is a popular destination for walkers, birdwatchers, and families. It is also part of a broader regeneration project supported by the Millom Town Deal.

## DESCRIPTION

The building is specifically designed for its intended use and meets high sustainability standards, including Passivhaus certification.

The property offers:

- A large café space (85 sqm) with 365° views over the reserve and an external balcony (150 sqm)
- Kitchen and kitchen store
- Group room (64 sqm) suitable for events, exhibitions or education
- Display area and welcome lobby
- Public toilets, including accessible and Changing Places facilities
- Volunteer space and a small office for warden use
- Staff/volunteer mess area
- Dedicated plant and storage rooms
- Lift and accessible access throughout
- Highly energy efficient building with PV panels to generate a proportion of electricity consumption

The building sits within a landscaped area and has access to a formal car park with EV charging provision for 6no active 7kw chargers and 8no passive provisions for 7kw chargers for future uses.

The café and retail offer is the heart of the building and is designed for 70 covers inside, with additional seasonal outdoor seating for 30 covers on the balcony.







## OPPORTUNITY

The property offers a ready-made platform for an operator to manage or run a fully fitted visitor centre and café development that has the potential for income generation through subletting and room hire.

## ACCOMMODATION

Approximate Gross Internal Area:

	Sq m	Sq ft
Ground Floor	235.40	2,534
First Floor	128.80	1,386
Balcony (seating area)	150.00	1,615
<b>Total</b>	<b>514.20</b>	<b>5,535</b>

## SERVICES

Mains electricity, water and drainage will be connected. Heating will be by way of an air source heat pump supplemented with mechanical heat recovery ventilation.

## RATEABLE VALUE

The building will be assessed for business rates upon completion of the development.

## ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC; one will be commissioned upon completion of works.

## LEASE TERMS:

Available by way of a new lease from Cumberland Council.

**Term:** 10 years with an option for 5-year extension

**Rent:** Peppercorn base rent with turnover contribution (10% net of café/retail turnover) towards upkeep and maintenance

**Security of Tenure:** Contracted out of the Landlord & Tenant Act 1954

**Break Clause:** Landlord only, with 6-month rolling notice

**Use:** Visitor Centre and Café with seating

**Hours of Use:** 08:00 – 17:00 with options for flexible working hours, subject to further negotiations.

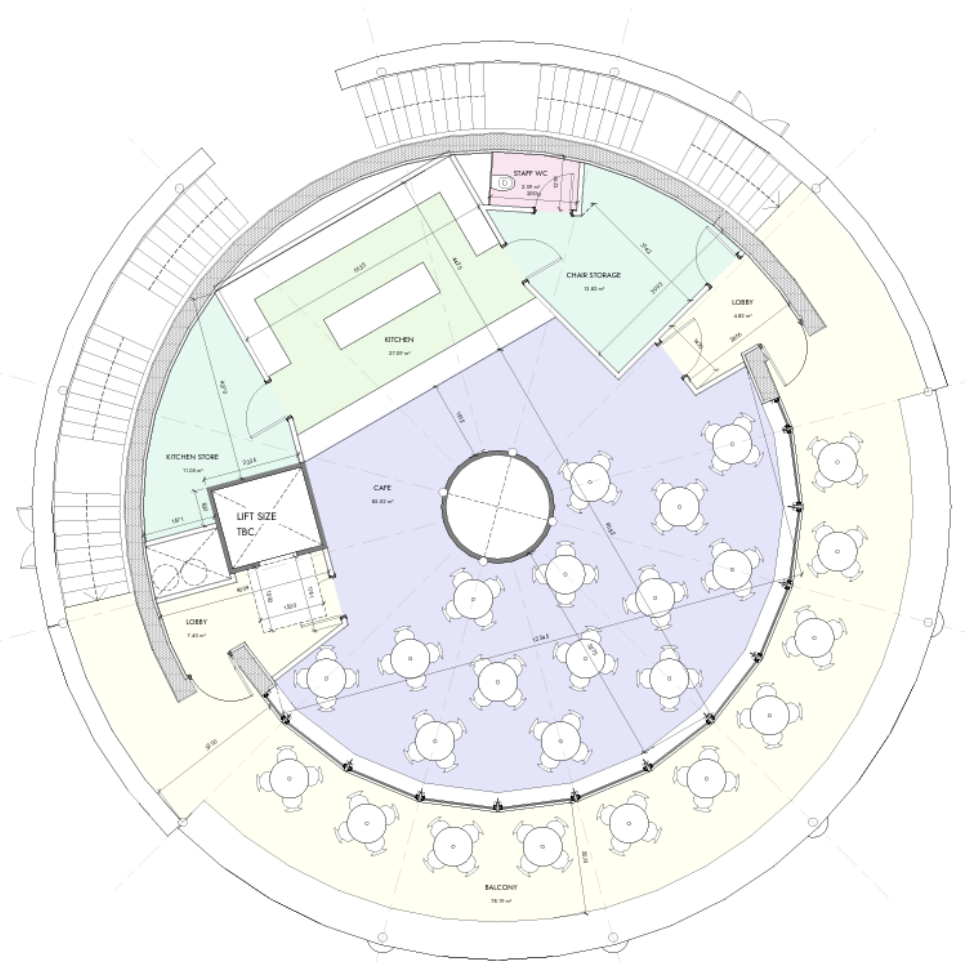
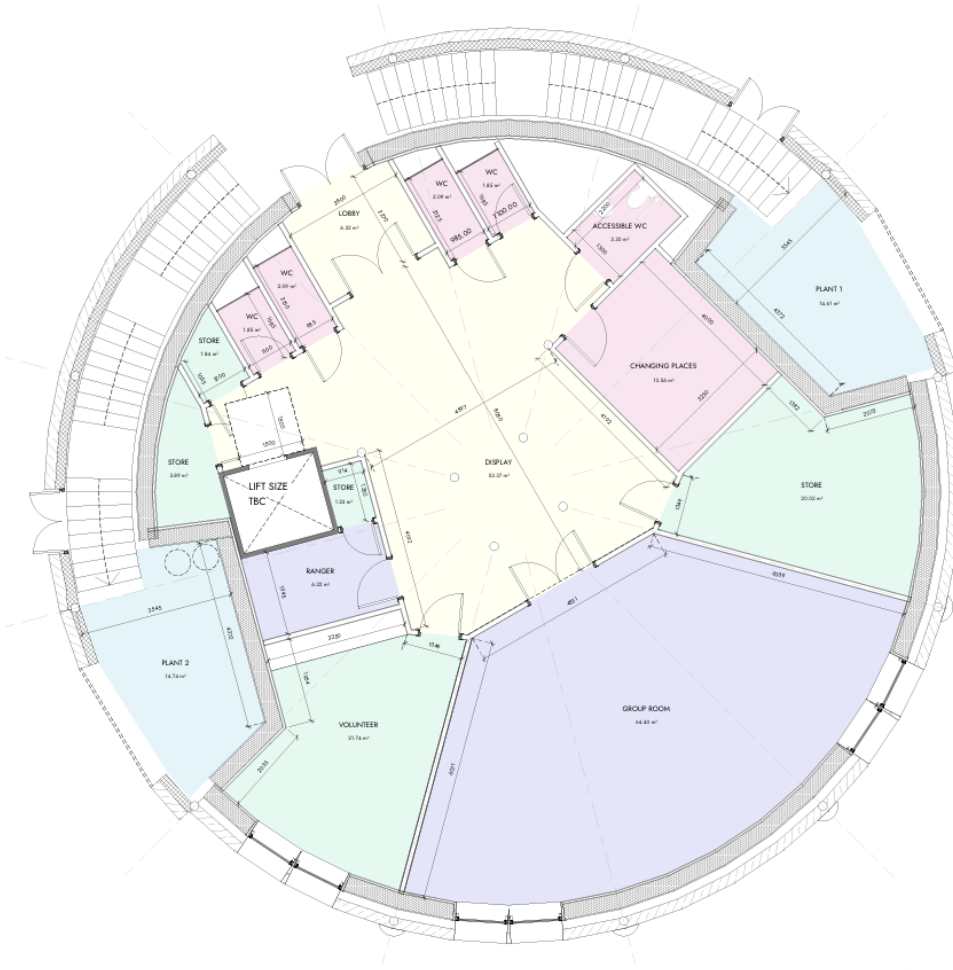
## REPAIRS & SERVICE CHARGES

- The Landlord is responsible for the exterior and external areas.
- Tenant is responsible for the internal fit-out, maintenance, contents, and day-to-day operations upon occupation.
- A service charge will be applied to cover the Landlord's buildings insurance and shared maintenance.

## PLANNING / RATES / UTILITIES

- The building is awaiting completion and landlord fit-out; the operator to undertake furniture fit-out
- Tenant to pay Business Rates and all utilities
- Fit-out must be agreed with the Council, particularly services and layout

## First Floor





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### YOUTUBE LINK

MILLOM IRONLINE PROMO – SPRING 2025:  
[MILLOM IRONLINE PROMO - SPRING 2025](#)

### 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

VAT is payable on the rent and other outgoings.

### VIEWINGS

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

Email: [Carlisle@carigietcowen.co.uk](mailto:Carlisle@carigietcowen.co.uk)

Tel: 01228 544733



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