

FOR SALE – BUSINESS & PROPERTY

WATH BROW FISH & CHIP SHOP, 1 PRINCES STREET,
CLEATOR MOOR, CA23 3EN

Carigiet
Cowen



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* FREEHOLD WELL ESTABLISHED HOT FOOD TAKEAWAY
BUSINESS WITH THREE BEDROOM DWELLING *



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, who commute regularly to the plant.

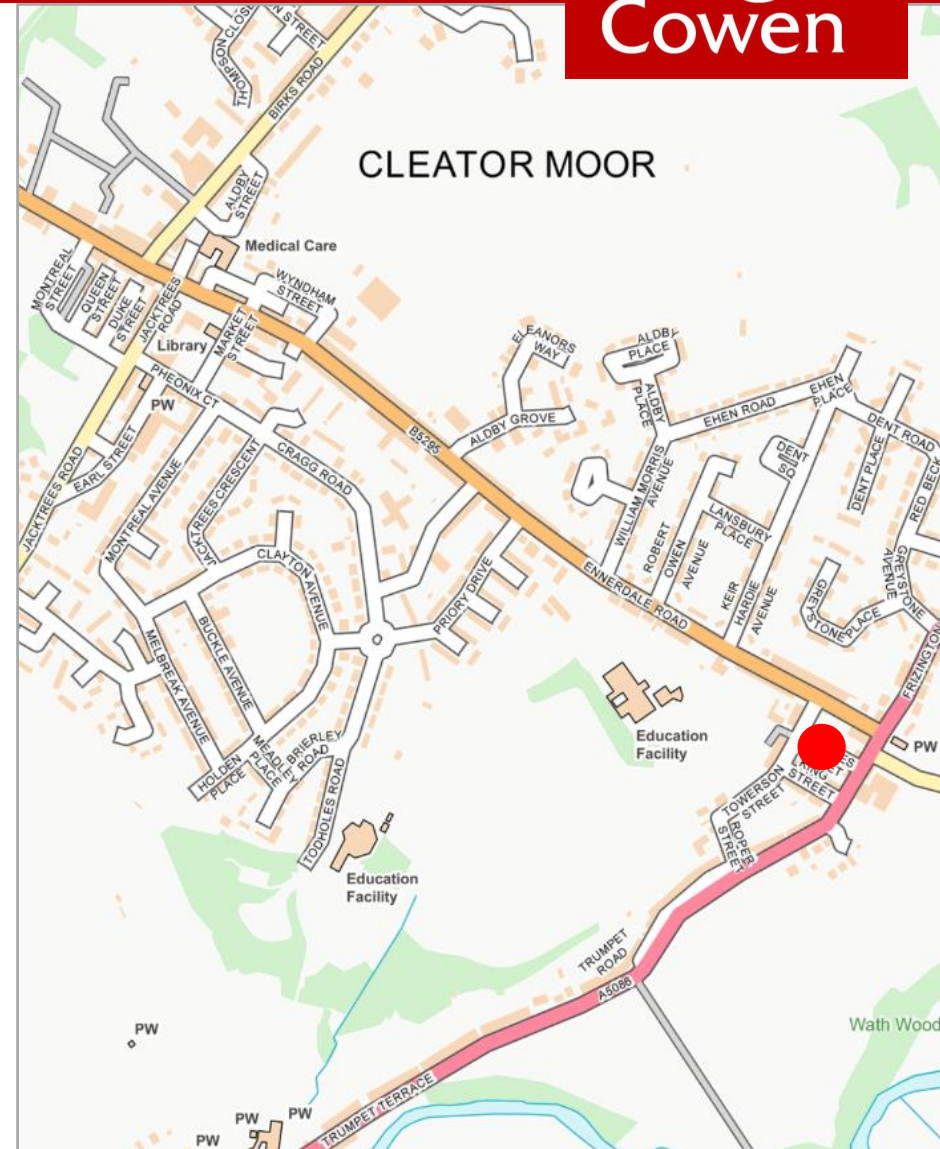
The property is situated at the intersection of Princes Street and Towerson Street. Nearby occupiers include Adams Read & Hocking Funeral Directors, Wath Brow Convenience Store, Wath Brow Hornets RLFC and Wath Brow & District Royal British Legion Club.

For identification purposes only, the location of the property is shown on the plan.

DESCRIPTION

1 Princes Street is a two-storey end of terraced building made up of traditional brick construction with a rendered finish under pitched slate roofs. Wath Brow Fish and Chip Shop is positioned within part of the ground floor only. This demise provides a fully fitted out Hot Food Takeaway sales area, kitchen, and preparation area to the front, with storage, WC/boiler area, and stairs to an attic for further storage to the rear.

The residential self-contained dwelling is part of the ground and first floor, comprising a spacious living/dining room, and kitchen to the ground floor and 3 no. double bedrooms, a large bathroom and storage on the first floor.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor (Fish and Chip Shop)	67.90	(731)
Ground & First Floor (Residential Dwelling)	96.14	(1,035)
Total	164.04	(1,766)

SERVICES

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

RATEABLE VALUE AND COUNCIL TAX

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £1,525. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

** 100% BUSINESS RATES RELIEF ATTAINABLE FOR QUALIFYING OCCUPIERS **

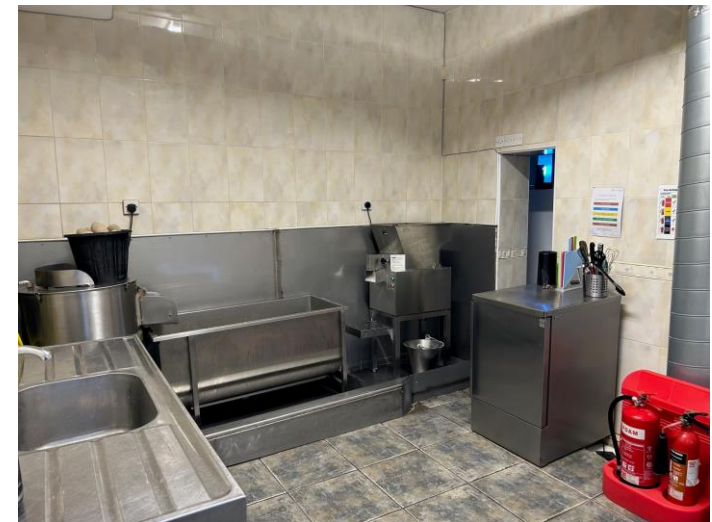
The residential dwelling is listed under Council Tax band A.

ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of C-72.

SALE PRICE

Offers in the region of **£225,000** are invited for the sale of the freehold building and business, inclusive of trade name, fixtures and fittings, goodwill and stock, with vacant possession.



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THE BUSINESS

A long-established family-run popular Fish & Chip shop, fully fitted out, with a strong element of goodwill attached and offering a fantastic live / work or investment opportunity. The sale price includes all fixtures & fittings, trade name, goodwill and stock. Equipment is serviced up to date, and some items of machinery have recently been replaced. Trading accounts can be made available to genuinely interested parties after viewing. Viewing is highly recommended to assess the potential opportunity.

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, Carigiet Cowen. For further information, please contact:

Ben Blain

Tel: 01228 635002

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Amelia Harrison

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Amended: July 2025

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