

7514/BB

**WIGTON**  
93 HIGH STREET, CA7 9PG  
**TO LET**



- \*\*\* DEDICATED CAR PARKING \*\*\***
- \*\*\* CENTRAL TOWN CENTRE LOCATION \*\*\***
- \*\*\* SUITABLE FOR VARIOUS USES \*\*\***
- \*\*\* 100% BUSINESS RATES RELIEF \*\*\***

**RENT: £17,750 PER ANNUM EXCLUSIVE**

### LOCATION

Wigton is a Cumbrian Market Town, conveniently situated 10 miles south west of Carlisle, and approximately 22 miles north east of Workington. The town draws from a wide catchment. Wigton town centre is made up of a range of national and independent occupiers, and nearby occupiers include B&M, Greggs, Cumberland Building Society, Co-op and a range of private independent retailers for various uses. A Lidl supermarket is also within the town centre.

### DESCRIPTION

A rectangular shaped two storey property under a pitched roof. Internally the property provides refurbished office accommodation to the first floor, finished to a high standard. Kitchen, WC's and storage accommodation is provided on the ground floor which was most recently used as a commercial laundry. The accommodation would be suitable for a variety of uses.

The building benefits from self contained access to the first floor. Externally there is a large car parking area dedicated to the building.

### ACCOMMODATION

Ground Floor	1,018 sq ft	(94.58 sq m)
First Floor	990 sq ft	(91.97 sq m)

### SERVICES

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

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices, Laundry Room and Premises with a 2023 List Rateable Value of £9,800. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

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

### TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£17,750 per annum exclusive**.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-45.

### COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

### VAT

We understand the property is elected for VAT and VAT will be payable on the rent and other outgoings

### VIEWINGS

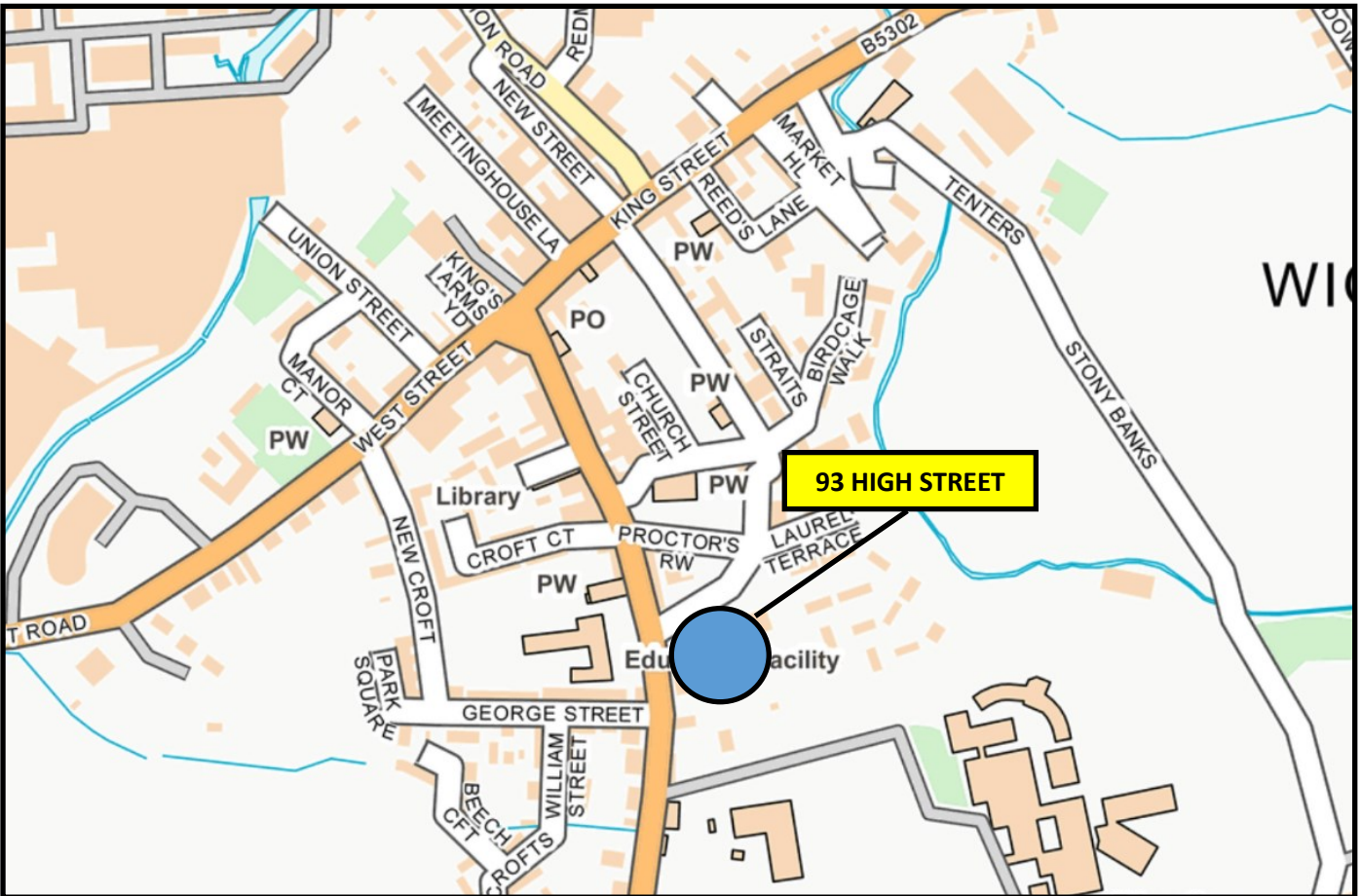
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

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### Details prepared:

February 2024



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