

INVESTMENT FOR SALE: £385,000

15 CRIFFEL STREET, SILLOTH CA7 4BT

Carigiet Cowen



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INVESTMENT HIGHLIGHTS

- Prime Location in Silloth
- Commercial and Residential Uses
- £20,800 per annum commercial rental income
- Plus 3 bed owner-occupied flat

LOCATION

Silloth is a small Victorian seaside town on the shores of the Solway Firth, the town has an operational cargo port and has a long history in supplying the nearby Carr's Flour Mill. The main road access is by the B5032, via the A596 which connects the towns of Wigton, Maryport and Workington in West Cumbria to Carlisle and the M6 motorway. The town enjoys tourist visitors throughout the spring, summer and early autumn, which enhances trade for local retailers.

The property fronts onto Criffel Street and Esk Street within an area looking onto the town's popular green and surrounded by various local independent retailers. Parking is freely available at the front and side of the property. Surrounding occupiers include a wine bar, ice cream shop, hotel and pub, and convenience store. This is a prime location for Silloth.

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



DESCRIPTION

The property comprises a substantial end-of-terrace corner building, arranged over basement, ground, first, second and attic floors. The property is operational for tenanted commercial and owner-occupied residential uses at present. The building is constructed of stone and sits under a pitched slate roof.

Externally, a smooth render finish has been applied, which has been painted. The windows are sliding sashes. There are currently two separate accesses to the ground floor of the property. One immediately at the front of Criffel Street, which is a stepped access, the other from the side of Esk Street, which leads directly into the café area and has been fitted with a wheelchair ramp, which is moveable.

Internally, the commercial accommodation provides an access lobby with access doors into the main café, a large seating area, bar/counter, kitchen, basement storage, and an integral stairwell, which leads to the separate male and female toilets on the landing level.

The ground floor is well fitted out as a café/restaurant, currently trading as Mrs Wilsons. The accommodation is modern throughout. The commercial kitchen is fully fitted out with all necessary equipment and an extractor hood. A fire escape door from this area leads into a small courtyard at the rear. The basement area is basic storage. The first-floor accommodation has been refurbished. This currently provides further commercial kitchen and function room space suitable for further seating, if required.

The second floor and attic floor comprise an owner-occupied residential flat which provides three bedrooms. This accommodation is fitted out to a modern standard, has spacious rooms and boasts excellent views across the Solway and Silloth Green. It could be used as Airbnb or Holiday let accommodation, subject to planning.





ACCOMMODATION

Floor	Sq m	Sq ft
Commercial Basement	35.58	383
Ground Floor	69.73	751
Landing WC's		
First Floor	105.59	1,136
Second & Third Floor (Flat)	120.91	1,301
Total	376.81	3,571

SERVICES

We understand mains water, gas, electricity and drainage are connected. Heating is provided by way of wall-mounted panel radiators. It is noted that at present, there are two separate boilers within the property, one serving the ground and first floor, and the other serving the residential flat.

RATEABLE VALUE AND COUNCIL TAX

The Valuation Office Agency website describes the property as Café and Premises with a 2023 List Rateable Value of £8,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

The residential flat has Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of C-65.

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TENANCY SCHEDULE

Basement, Ground Floor and First Floor Commercial Unit

Term – 5 years wef 27 May 2021

Expiry – 26 May 2026

Rent - £20,800 per annum

Repair – IRI

Rent Deposit: £5,000

SALE PRICE

The property is available FOR SALE as a freehold investment with a sale price of **£385,000**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

No VAT is payable on the investment sale figure.

VIEWINGS

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

Ben Blain - Tel: 01228 635002

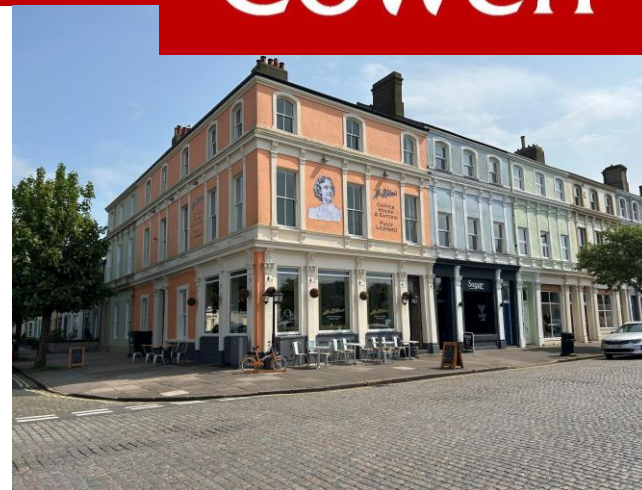
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Amended: July 2025

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