

# TO LET

ENNERDALE ROAD, CLEATOR MOOR, CUMBRIA, CA25 5LL

# Carigiet Cowen



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

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

\* PROMINENT ROADSIDE LOCATION \*

\* DEDICATED CAR PARKING AND A SECURE YARD \*



## LOCATION

Cleator Moor is a town with a population of approximately 7,000, located within West Cumbria, approximately 4 miles southeast of Whitehaven and 3 miles north of Egremont. The town benefits from close proximity to the Sellafield nuclear reprocessing site 8 miles to the south, providing a convenient location for the nuclear sector workforce.

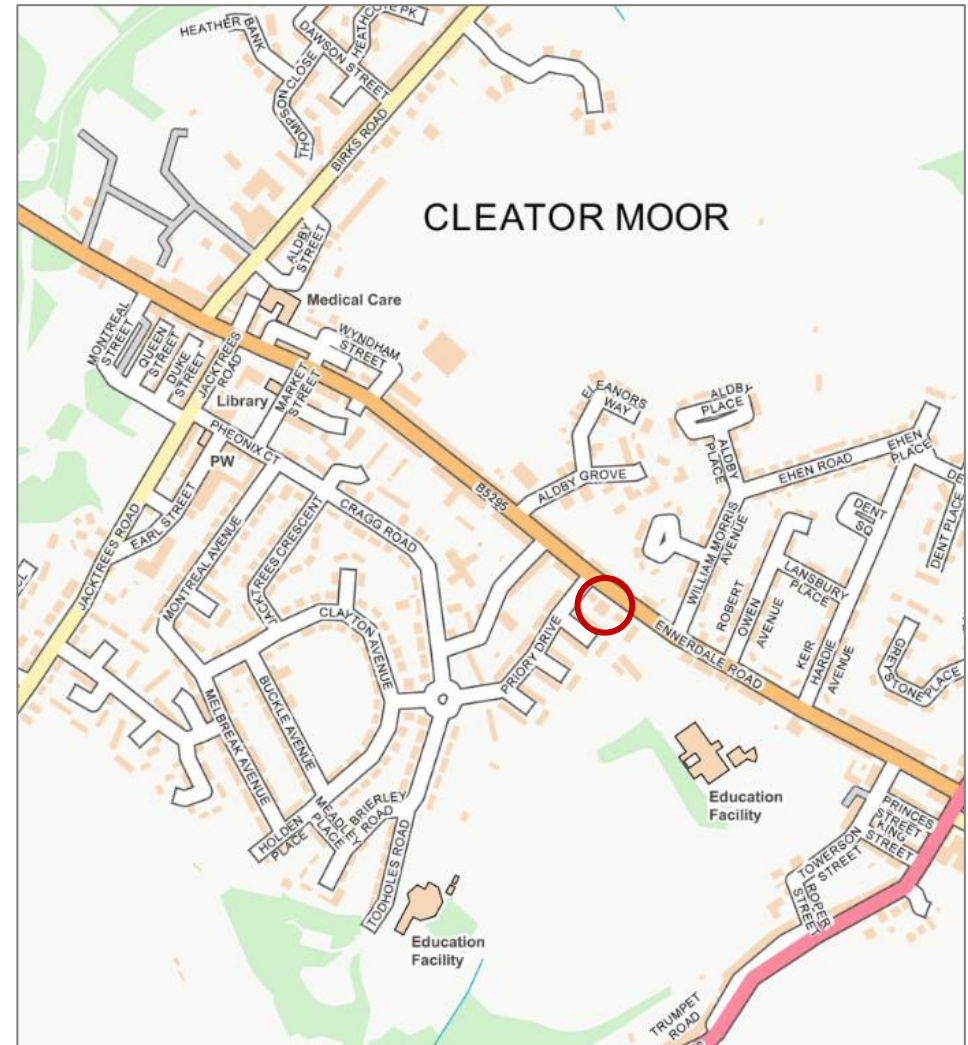
The property is situated on Ennerdale Road, off High Street, at the heart of Cleator Moor, and is one of the main cut-through routes to Sellafield. Nearby occupiers include a mixture of national and a wide range of local independent retailers, in addition to the nearby Leconfield Industrial Estate, which is primed for investment and expansion.

## DESCRIPTION

The property comprises a detached industrial warehouse/workshop of concrete frame construction with cavity brick and block infill walls, externally rendered, beneath a pitched, insulated steel composite-clad roof.

The ground floor features a reception area and office to the right upon entry, and an office/workshop display room to the left. To the rear is an open plan workshop/storage area currently used for equipment storage, incorporating male and female WCs and a kitchen. A mezzanine level provides further workshop accommodation. The workshop space is unheated, but an oil-fired boiler provides central heating to some of the office areas. Externally, the property benefits from a small secure concrete yard with gated access.

The property is well suited for continued light industrial use but could readily convert to trade counter or retail, subject to obtaining any relevant planning consents that may be necessary.





## ACCOMMODATION / AREAS

Floor	Sq ft	Sq m
Ground Floor	2,420	224.85
Mezzanine	1,130	104.98
<b>Total Gross Internal Area</b>	<b>3,550</b>	<b>329.83</b>

The total site area extends to 0.166 acres (0.067 ha)

## SERVICES

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

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Workshop and premises with a 2023 List Rateable Value of £7,100. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

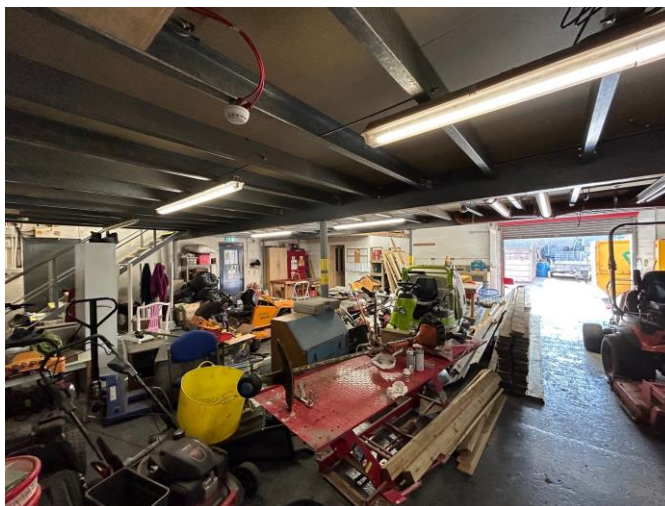
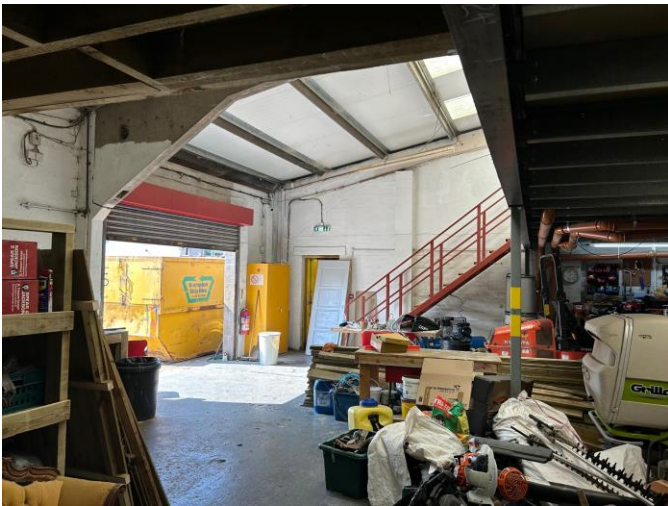
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## ENERGY PERFORMANCE CERTIFICATE

The unit does not currently have an energy performance asset rating, one is being commissioned and will be made available shortly.









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### LEASE TERMS AND RENT

The unit is available TO LET on a new lease for a term of years to be agreed at a quoting rent of **£17,500 per annum exclusive.**

### 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.

### VIEWINGS

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

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