

7146/MC

WIGTON

13 HIGH STREET

FOR SALE

**** TOWN CENTRE RETAIL UNIT ****

**** NO VAT PAYABLE ****



LOCATION

Wigton is a Cumbria Market Town, conveniently situated 10 miles south west of Carlisle, and approximately 22 miles north east of Workington. The main retail provision in the town centre is on High Street and King Street and at the junction of Market Place.

Nearby occupiers in the vicinity include B&M, Greggs, Cumberland Building Society, Co-op and a range of private independent retailers.

DESCRIPTION

The property is a traditional three storey mid terraced, town centre freehold building under a pitched slate roof.

The property has most recently been used as an education centre and is fitted out for work/office occupation. The building could be converted into a mixture of commercial and residential uses, subject to planning. There is dedicated access to the front and rear of the building.

There are four car parking spaces located at the rear of the property.

ACCOMMODATION

Ground Floor	468 sq ft	(43.55 sq m)
First Floor	173 sq ft	(16.08 sq m)
Second Floor	289 sq ft	(26.93 sq m)
Total	930 sq ft	(86.56 sq m)

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency describes the property as a Shop and Premises with a 2017 List Rateable Value of £6,100. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £6,100. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

SALE PRICE

Offers in the region of **£80,000** are invited for the freehold with vacant possession.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D-82.

COSTS

Each party will bear their own legal costs incurred.

VAT

We understand that VAT will not be payable on the sale price.

VIEWINGS

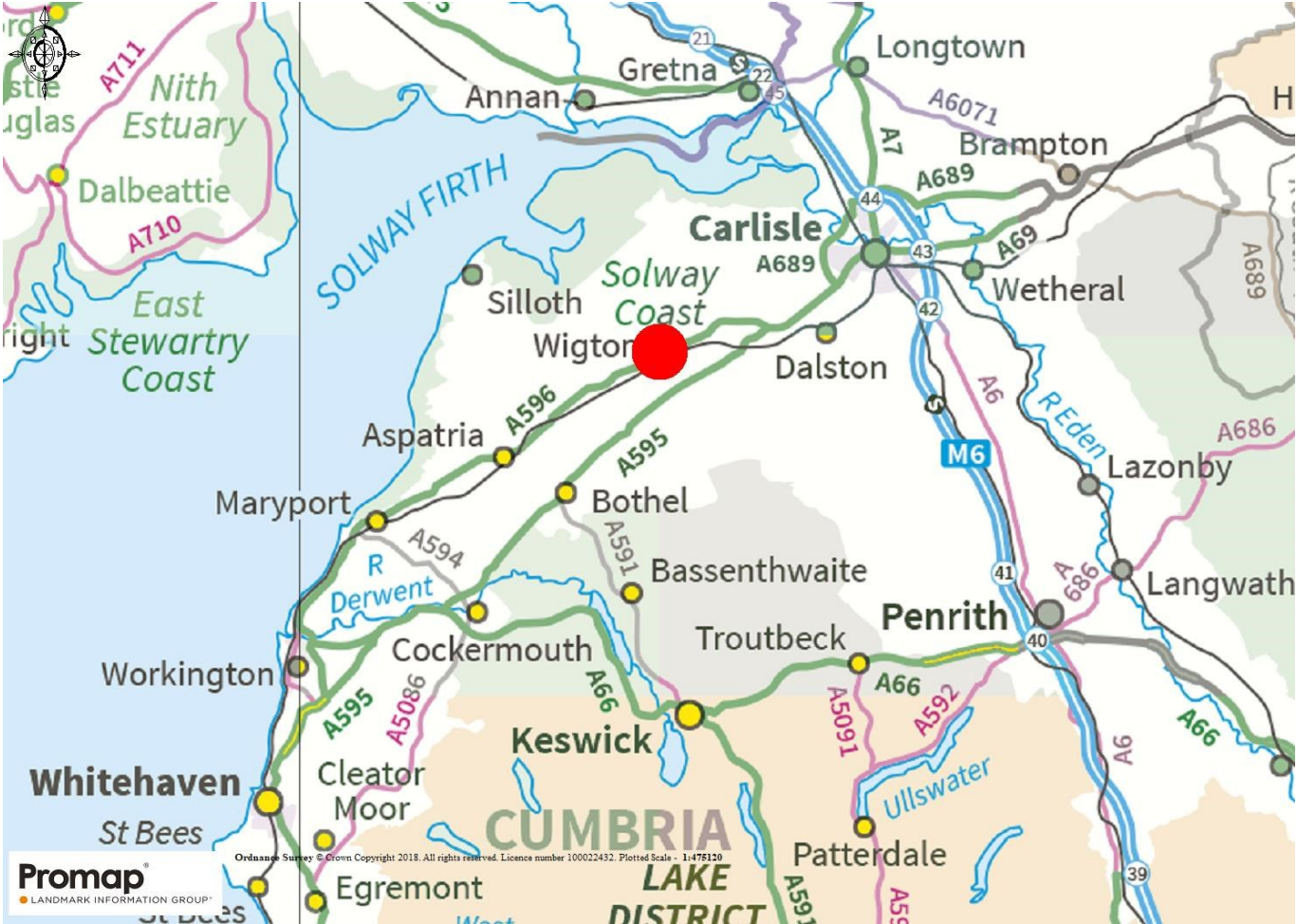
Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact

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Details amended December 2022

Carigiet Cowen



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