

FOR SALE

Carigiet Cowen

2 HIGH STREET, CLEATOR MOOR CA25 5AB



CENTRAL TOWN LOCATION

Sale Price £49,000

* NO VAT PAYABLE ON THE SALE PRICE *

* SUITABLE FOR VARIOUS COMMERCIAL USES *



01228 544733

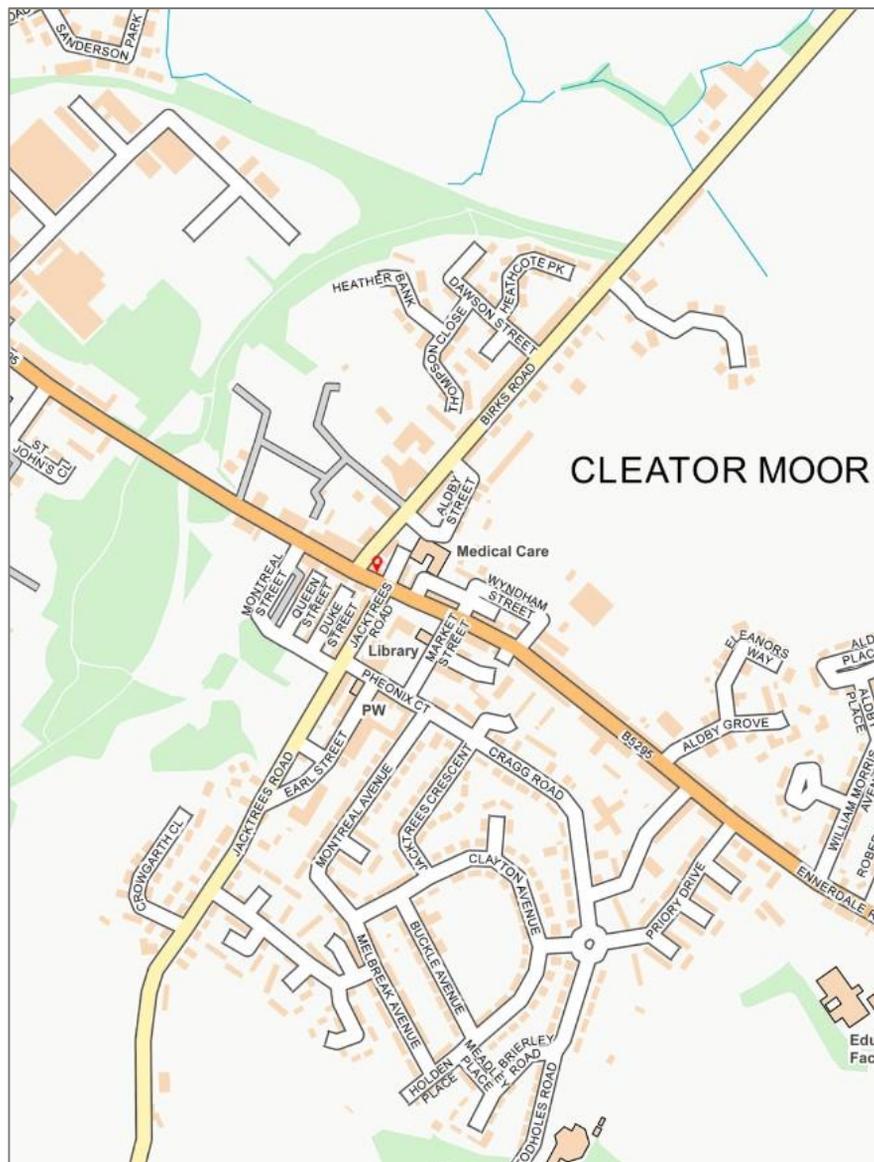
www.carigietcowen.co.uk



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 at, who commute regularly to the plant.

The property is situated on the main high street at the heart of Cleator Moor. A main cut-through route to Sellafield. Nearby occupiers include a mixture of national and a wide range of local independent retailers consisting of Betfred, Cumberland Building Society and local independent traders. The vendor, Greggs PLC are relocating to across the street.



DESCRIPTION

2 High Street is a well positioned mid-terraced property, arranged over two storeys. The building has excellent visibility from High Street with DDA accessibility and is laid out as a rectangular shaped unit.

The property comprises a ground floor retail unit with integral stairwell leading up to the first floor, which comprises a store room, office and wc. The space would be suitable for a variety of commercial uses.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	29.20	314
First Floor	18.25	196
Total	47.45	510



SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £2,650. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

SALE PRICE

Offers in the region of **£49,000** are invited for the freehold property with vacant possession.

COSTS

Each party will be responsible for their own legal and professional costs incurred.

VAT

We understand the property is not elected for VAT and therefore 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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