

ASPATRIA

50-52 KING STREET, CA7 3AA

FOR SALE



***** FREEHOLD COMMERCIAL & RESIDENTIAL BUILDING *****
***** PROMINENT ROADSIDE POSITION *****
***** GROUND FLOOR SUITABLE FOR VARIOUS USES *****
***** TWO BEDROOM FLAT *****
***** NO VAT OR BUSINESS RATES PAYABLE *****
SALE PRICE: £179,950

LOCATION

Aspatria is a market town in the west of Cumbria, approximately 15 miles southwest of Carlisle and J43 and J44 of the M6 motorway. The Lake District National Park towns of Cockermouth 8 miles south and Keswick 18 miles are conveniently positioned south east, and the popular coastal town of Silloth only 9 miles north west. The building fronts on to King Street which is the main throughfare for Aspatria. Nearby operators include Co-op, various hot food takeaways, some salons and other residential buildings.

For identification purposes only, the location of the property is shown red on the plan overleaf.

DESCRIPTION

The building is arranged over three levels. The former post office and gift shop areas at ground floor benefit from their own wc and kitchen area to the rear and can be occupied as a whole or in two parts. Future uses lend these areas to salon space, offices, retail shop, café - or even conversion to residential subject to planning and building modification.

Access to the upper floor residential accommodation is via an integral staircase. This area is currently lived in by the owners and provides a spacious two bedroom flat with large open plan living room, fully equipped bathroom and well equipped kitchen offering picturesque views towards the northern Lake District fells. The second floor provides further accommodation currently used as an office / store, but this could be utilised as a further bedroom if needed. The residential areas could be converted to provide Air BnB accommodation.

Since the owners bought the building, they have re-roofed the property and re-wired the electrics throughout.

AREAS / ACCOMMODATION

| | | |
|-------------------------|------------|--------------|
| Ground floor Commercial | 60.67 sq m | (653 sq ft) |
| First floor | 61.22 sq m | (659 sq ft) |
| Second floor | 9.85 sq m | (106 sq ft) |

SERVICES

We understand mains water, gas, electricity and drainage are connected. A multi fuel stove provides heating from the living room within the property.

SALE PRICE

Offers in the region of **£179,950** are invited for the freehold with vacant possession.

RATEABLE VALUE AND COUNCIL TAX

The Valuation Office Agency website describes the property as Post Office and Premises with a 2023 List Rateable Value of £3,200. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

The residential flat has a Council Tax of Band A.

ENERGY PERFORMANCE CERTIFICATE

The commercial part of the property has an Energy Performance Asset Rating of D-79. An EPC for the residential part has been commissioned and will be made available shortly.

VAT

We are advised that the property **is not** currently VAT elected, and therefore VAT **is not** payable on the sale price.

VIEWINGS

Viewings are highly recommended to appreciate the quality of building on offer. The owners are looking to sell due to relocating abroad and therefore various items can be left in situ come the point of sale by way of negotiation. Any viewings are strictly by prior appointment with the sole agent, Carigiet Cowen.

For more information contact:-

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Details prepared: May 2025

Carigiet Cowen





Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.