

6510/BB

## SILLOTH

PROMINENT ROADSIDE SITE  
CAUSEWAYHEAD  
WIGTON ROAD  
CA7 4PQ

## FOR SALE

2.75 ACRES (1.11 Hectares)



### LOCATION

Silloth is a popular tourist town located on the west coast of Cumbria with a resident population of 3,500 people. The site fronts on to Wigton Road (B5302), the main arterial route in to Silloth, approximately 2 miles to the east of the town and 24 miles west of the City of Carlisle.

For identification purposes only the property is shown on the attached plan.

### DESCRIPTION

The property occupies a prominent roadside location and has most recently been converted and fully refurbished to provide a tearoom/café and gift shop with external seating areas and large car park. In addition, planning consent has been granted for the erection of a single dwelling.

The opportunity lends itself towards owner occupation for a variety of uses including; restaurant, caravan sales site, garden furniture sales, nursery, funeral directors, furniture showroom and others, subject to planning.

Alternatively, demolishing the existing buildings and utilising the site as a haulage or contractors yard may also be suitable, or further redevelopment for residential, subject to planning.

### ACCOMMODATION

|             |             |                 |
|-------------|-------------|-----------------|
| Built Space | 2,613 sq ft | (242.76 sq m)   |
| Site Area   | 2.75 Acres  | (1.11 Hectares) |

### SERVICES

Electricity, water and drainage are laid on to the property. Heating to the built space is provided by way of a wood burning stove.

### RATING ASSESSMENT

The Valuation Office Agency website, describes indicates that the property has the following 2017 List Rateable Values: - **£1,850 and £5,300**. The rates payable in the current 2019/20 rate year are 49.1p in the £.

Qualifying businesses may be entitled to small business relief of up to 100%.

### SALE PRICE

Offers in the region of **£235,000** are invited for the freehold interest with vacant possession.

### ENERGY PERFORMANCE CERTIFICATE

The property has Energy Performance Asset Ratings of: - D-84 & E-120

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

All figures quoted are exclusive of VAT and VAT will be charged in addition where applicable.

### VIEWINGS

Strictly by appointment through the agents, Carigiet Cowen.

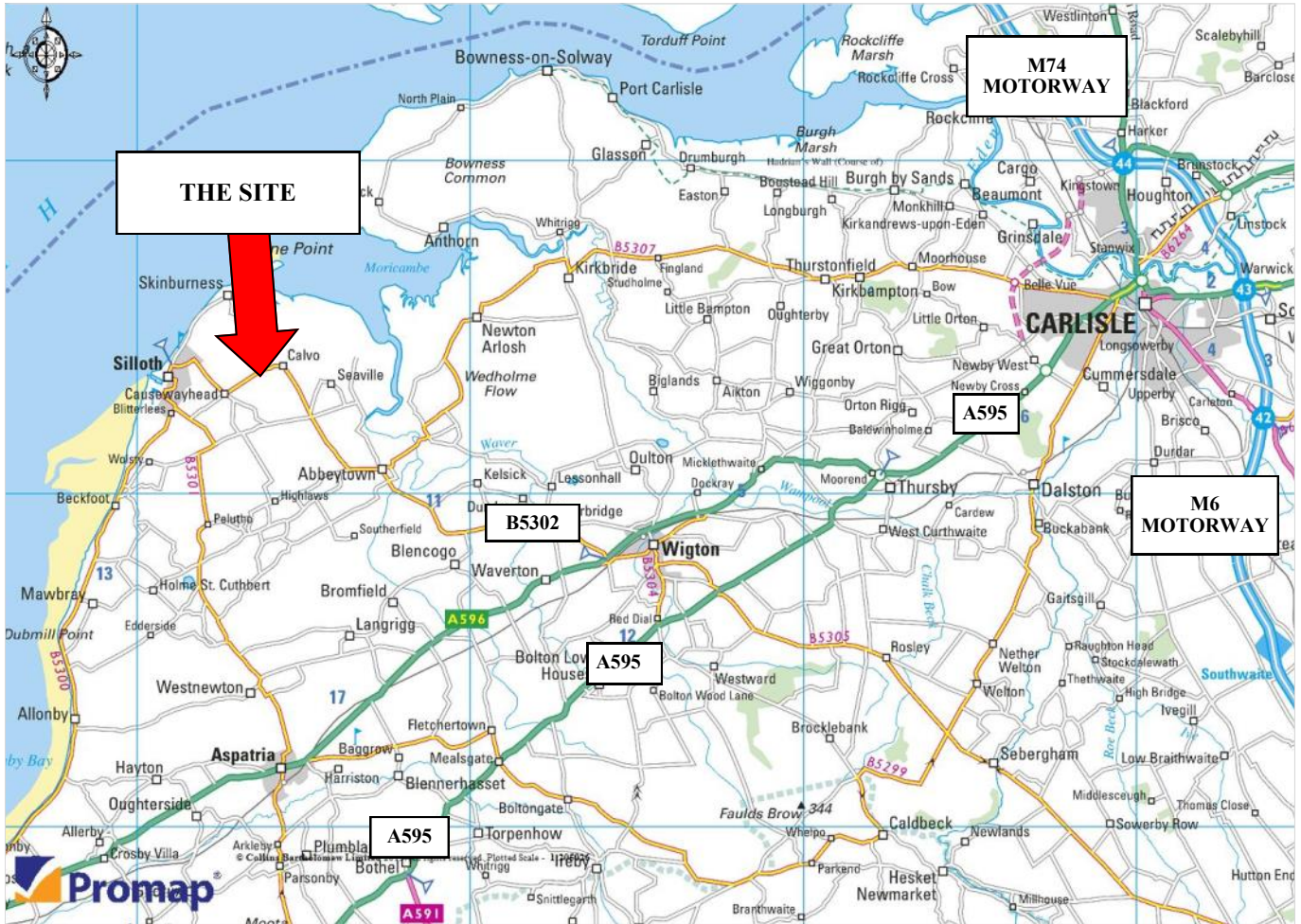
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**Details prepared**  
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## FOR IDENTIFICATION PURPOSES ONLY



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