

7580/BB

CLEATOR MOOR

56 HIGH STREET

FOR SALE

£95,000

**** NO VAT PAYABLE ON THE SALE PRICE ****

**** CENTRAL TOWN LOCATION ****

**** RESIDENTIAL & COMMERCIAL ****
FREEHOLD PROPERTY



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. Nearby occupiers include Greggs, Coral and NatWest. There's also a wide range of local independent retailers nearby consisting of barber shops and hot food takeaways.

DESCRIPTION

56 High St is a well positioned mid-terraced property, arranged over two storeys, with a yard at the rear. The building has excellent visibility from High Street

The property comprises a ground floor rectangular shaped retail unit, currently trading as H. Routledge. With integral stairwell heading to the first floor. The space is open plan and would be suitable for a variety of commercial users, including café, office, and salon.

The first floor is a residential flat, comprising 3no. Bedrooms, living room, kitchen and bathroom. This could be subdivided in various ways.

ACCOMMODATION

ITZA Sales Area	47.80 sq m	(515 sq ft)
Total Ground Floor	77.30 sq m	(832 sq ft)
Residential First Floor	79.17 sq m	(852 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

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



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.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £4,550. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

COUNCIL TAX

The council tax band is A.

SALE PRICE

Offers in the region of **£95,000** 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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Details Prepared

August 2024

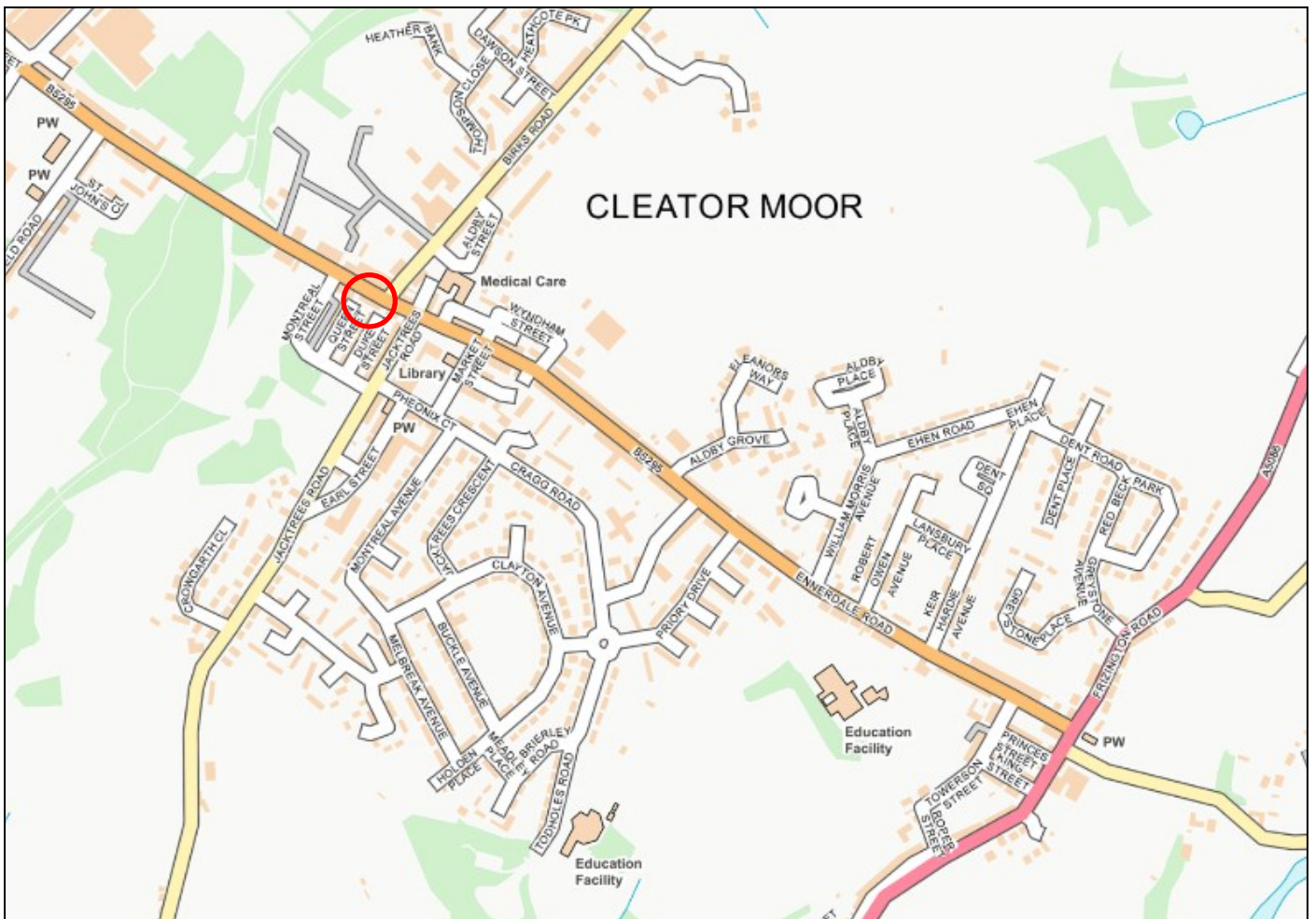


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