

7514/BB

WIGTON

93 HIGH STREET, CA7 9PG



- *** DEDICATED CAR PARKING ***
- *** CENTRAL TOWN CENTRE LOCATION ***
- *** SUITABLE FOR VARIOUS USES ***
- *** 100% BUSINESS RATES RELIEF ***

RENT: £18,000 PER ANNUM EXCLUSIVE



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Warwick Road, Carlisle CA1 2BT
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LOCATION

Wigton is a Cumbrian Market Town, conveniently situated 10 miles south west of Carlisle, and approximately 22 miles north east of Workington. The town draws from a wide catchment. Wigton town centre is made up of a range of national and independent occupiers, and nearby occupiers include B&M, Greggs, Cumberland Building Society, Co-op and a range of private independent retailers for various uses. A Lidl supermarket is also within the town centre.

DESCRIPTION

A rectangular shaped two storey property under a pitched roof. Internally the property provides refurbished office accommodation to the first floor, finished to a high standard. Kitchen, WC's and storage accommodation is provided on the ground floor which was most recently used as a commercial laundry. The accommodation would be suitable for a variety of uses.

The building benefits from self contained access to the first floor. Externally there is a large car parking area dedicated to the building.

ACCOMMODATION

Ground Floor	1,018 sq ft	(94.58 sq m)
First Floor	990 sq ft	(91.97 sq m)

SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices, Laundry Room and Premises with a 2023 List Rateable Value of £9,800. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

***** 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *****

TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent in the region of **£18,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-45.

COSTS

Each party will be responsible for their own legal costs incurred. Subject to covenant strength, a rental deposit may be required.

VAT

We understand the property is elected for VAT and VAT will be payable on the rent and other outgoings

VIEWINGS

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

Ben Blain Tel: 01228 635002
Amelia Harrison Tel: 01228 635007

Email: bblain@carigietcowen.co.uk
Email: aharrison@carigietcowen.co.uk

Details prepared:

June 2024

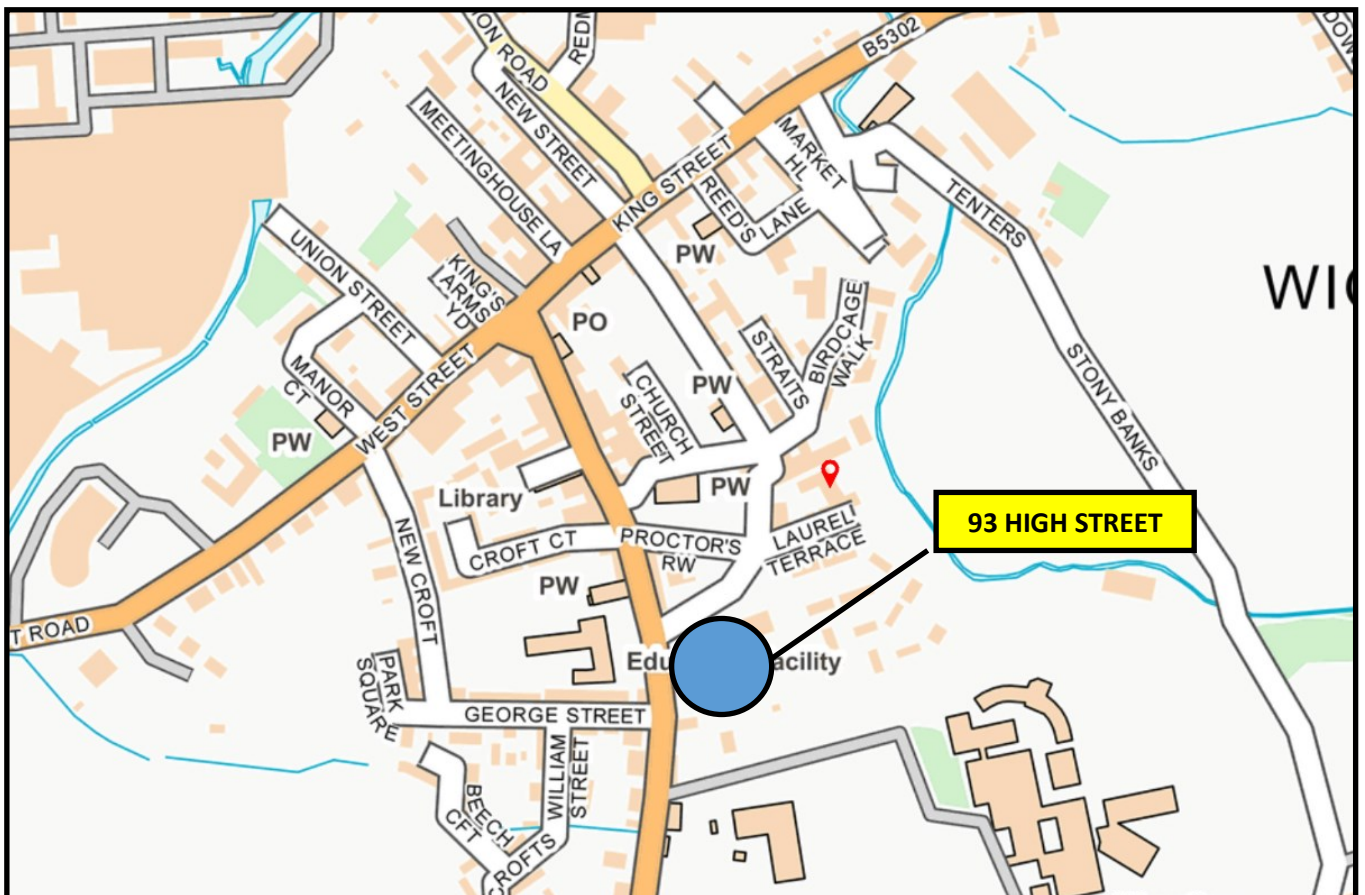


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