

7742/BB

CLEATOR MOOR

COMMERCIAL UNIT
CROSSFIELD GARAGE
LECONFIELD ROAD, CA25 5QQ

TO LET

**** 100% BUSINESS RATES RELIEF ****

**** PROMINENT ROADSIDE LOCATION ****

**** DEDICATED CAR PARKING ****

LOCATION

The property is situated in the town of Cleator Moor approximately 4 miles south east of Whitehaven in West Cumbria and lies within a prominent roadside trading location within the Crossfield Garage Site.

Other occupiers within Crossfield Garage include Nisa Convenience Store and a petrol filling station. In addition, immediately adjacent lies the Co-op Convenience Store, Travis Perkins and Leconfield Industrial Estate.

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

DESCRIPTION

A modern commercial unit of steel portal frame construction, under a pitched profile sheet roof with full height cladding, double display windows and personnel access doors to the front.

- Open plan sales area of regular shape
- Integral separate male, female and disabled WCs
- Finished to a modern specification throughout
- External seating area provided to the front
- Ability to load and unload from front and rear elevations

ACCOMMODATION

Net Internal Area	869 sq ft	(80.69 sq m)
Comprising: -		
Net Sales Area	677 sq ft	(62.90 sq m)
Kitchen	192 sq ft	(17.84 sq m)

Externally the unit benefits from an external seating area to the front and 8 no. car parking spaces.

SERVICES

We understand mains water, gas, electricity and drainage are connected to the property. Heating is provided by way of wall mounted panel radiators served from a gas fired central heating system.



ENERGY PERFORMANCE CERTIFICATE

The unit does not currently hold an EPC, one is being commissioned and will be made available shortly.

TERMS

The property is available **TO LET** as a whole only on a new lease for a term of years to be agreed at a rent in the region of **£10,000 per annum exclusive**.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £6,300. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF *****

COSTS

Each party will be responsible for their own legal and professional costs incurred. A rental deposit will be required on a new letting, subject to covenant strength.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the rent.

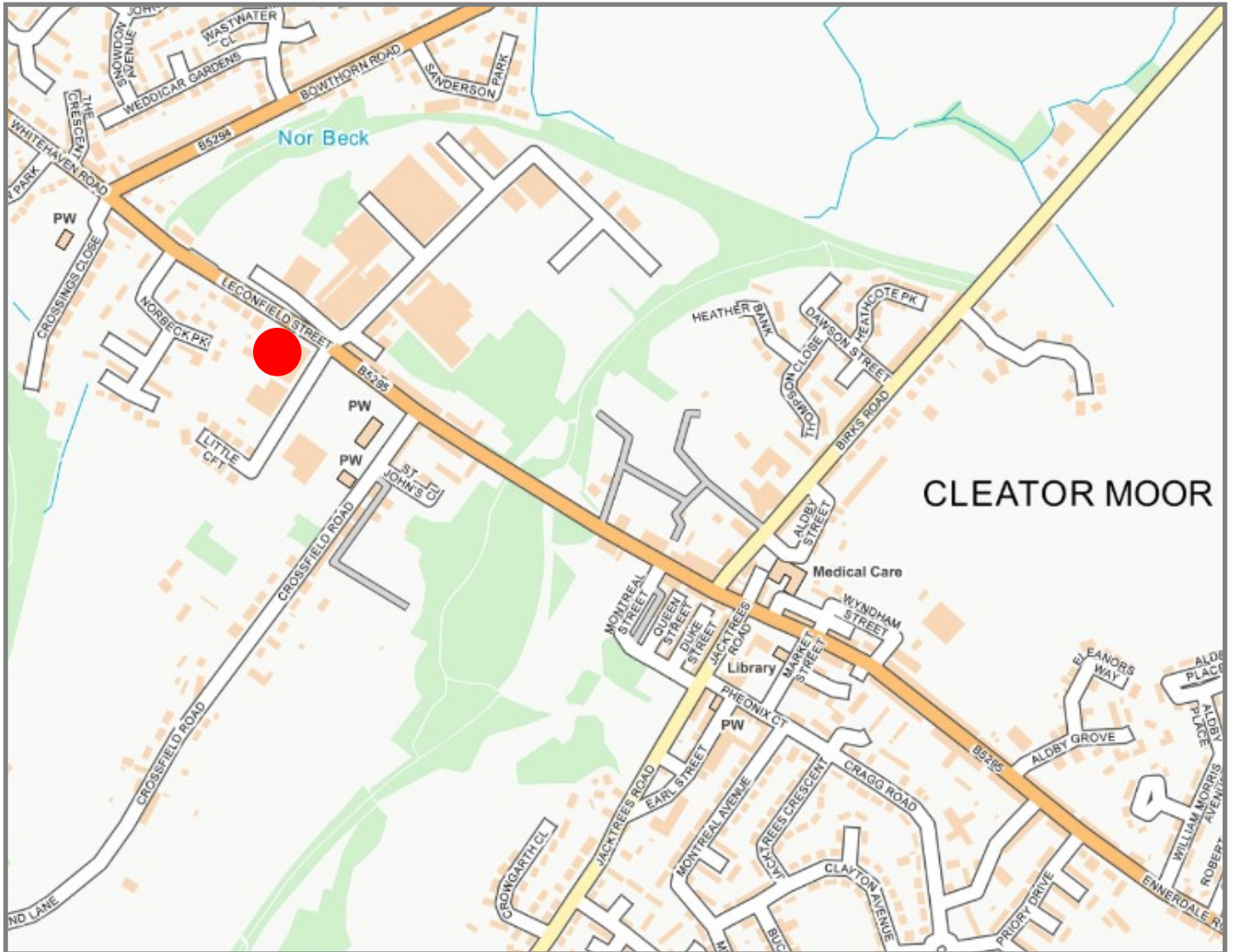
VIEWINGS

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

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Details Amended: March 2025



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