

7776/BB

SILLOTH
15 CRIFFEL STREET, CA7 4BT
INVESTMENT FOR SALE



***** PRIME LOCATION IN SILLOTH *****

***** COMMERCIAL AND RESIDENTIAL USES *****

***** £20,800 pa COMMERCIAL RENTAL INCOME *****
+ THREE BED OWNER OCCUPIED FLAT

SALE PRICE: £385,000

LOCATION

Silloth is a small Victorian seaside town on the shores of the Solway Firth, the town has an operational cargo port and has a long history in supplying the nearby Carr's Flour Mill. The main road access is by the B5032, via the A596 which connects the towns of Wigton, Maryport and Workington in West Cumbria to Carlisle and the M6 motorway. The town enjoys tourist visitors throughout the spring, summer and early autumn which enhances trade for local retailers.

The property fronts on to Criffel Street and Esk Street within an area looking onto the town's popular green and surrounded by various local independent retailers. Parking is freely available to front and side of the property. Surrounding occupiers include a wine bar, ice cream shop, hotel and pub, and convenience store. This is a prime location for Silloth.

For the purposes of identification only, the location of the subject property is shown overleaf.

DESCRIPTION

The property comprises a substantial end of terrace corner building, arranged over basement, ground, first, second and attic floors. The property is operational for tenanted commercial and owner occupied residential uses at present. The building is constructed of stone and sits under a pitched slate roof.

Externally, a smooth render finish has been applied which has been painted. The windows are sliding sash. There are currently two separate accesses to the ground floor of the property. One immediately at the front from Criffel Street, which is a stepped access, the other from the side of Esk Street which leads directly into the café area and has been fitted with a wheelchair ramp, which is moveable.

Internally, the commercial accommodation provides an access lobby with access doors into the main café, large seating area, bar / counter, kitchen, basement storage, and an integral stairwell, which leads to the separate male and female toilets on the landing level.

The ground floor is well fitted out as a café/restaurant, currently trading as Mrs Wilsons. The accommodation is modern throughout. The commercial kitchen is fully fitted out with all necessary equipment and extractor hood. A fire escape door from this area leads into a small courtyard at the rear. The basement area is basic storage. The first-floor accommodation has been refurbished. This currently provides further commercial kitchen and function room space suitable for further seating, if required.

The second floor and attic floor comprises an owner occupied residential flat which provides three bedrooms. This accommodation is fitted out to a modern standard, has spacious rooms and boasts excellent views across the Solway and Silloth Green. It could be used as Air BnB or Holiday let accommodation, subject to planning.

ACCOMMODATION / AREAS

Commercial Basement	35.58 sq m	(383 sq ft)
Ground Floor	69.73 sq m	(751 sq ft)
Landing WC's		
First Floor	105.59 sq m	(1,136 sq ft)
Second & Third Floor (Flat)	120.91 sq m	(1,301 sq ft)
Total Area	376.81 sq m	(3,571 sq ft)

SERVICES

We understand mains water, gas, electricity and drainage are connected. Heating is provided by way of wall mounted panel radiators. It is noted that at present, there are two separate boilers within the property, one serving the first floor and ground floor, the other serving the residential flat.

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.

TENURE

Basement, Ground Floor and First Floor Commercial Unit

Term – 5 years wef 27 May 2021

Expiry – 26 May 2026

Rent - £20,800 per annum

Repair – IRI

Rent Deposit: £5,000

ENERGY PERFORMANCE CERTIFICATE

The property has the following Energy Performance Asset Rating C-65

SALE PRICE

The property is available **FOR SALE** as a freehold investment with a sale price of **£385,000**.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Café and premises with a 2023 List Rateable Value of £8,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

The residential flat has Council Tax Band - A.

COSTS

Each party will bear their own legal and professional costs incurred in any transaction.

VAT

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

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information please contact:-

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Details prepared:

March 2025



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





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.