

7718/BB

**CLEATOR MOOR**  
WATH BROW FISH & CHIP SHOP  
1 PRINCES STREET, CA23 3EN  
**FOR SALE**



**\*\*\* FREEHOLD HOT FOOD TAKEAWAY BUSINESS \*\*\***  
**WITH THREE BEDROOM DWELLING \*\***

**\*\*\* WELL ESTABLISHED \*\*\***

**THE BUSINESS & PROPERTY**  
**FOR SALE: £225,000**

## 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 at the intersection between Princes Street and Towerson Street. Nearby occupiers include Adams Read & Hocking Funeral Directors, Wath Brow Convenience Store, Wath Brow Hornets RLFC and Wath Brow & District Royal British Legion Club.

For identification purposes only the attached plan overleaf shows the location of the property.

## DESCRIPTION

1 Princes Street is a two storey end of terraced building made up of traditional brick construction with a rendered finish under pitched slate roofs. Wath Brow Fish and Chip Shop is positioned within part of the ground floor only. This demise provides a fully fitted out Hot Food Takeaway sales area, kitchen, and preparation area to the front, with storage, WC/boiler area, and stairs to an attic for further storage to the rear.

The residential self-contained dwelling is part of the ground and first floor, comprising a spacious living/dining room, and kitchen to the ground floor and 3no. double bedrooms, large bathroom and storage to the first floor.

## ACCOMMODATION/AREAS

Ground Floor (Fish and Chip Shop)	67.90 sq m	( 731 sq ft)
Ground & First Floor (Residential Dwelling)	96.14 sq m	(1,035 sq ft)
<b>Total</b>	<b>164.04 sq m</b>	<b>(1,766 sq ft)</b>

## SERVICES

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

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £1,525. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

**\*\*\* 100% Business Rates Relief Attainable for Qualifying Occupiers \*\*\***

## COUNCIL TAX

Council Tax Band - A, for the residential dwelling.

## ENERGY PERFORMANCE CERTIFICATE

This property does not currently hold an Energy Performance Certificate. One is being commissioned and will be made available shortly.

## TERMS

Offers in the region of **£225,000** are invited for the sale of the freehold building and business inclusive of trade name, fixtures and fittings, goodwill and stock, with vacant possession.

## THE BUSINESS

A long established family run popular Fish & Chip shop, fully fitted out, with a strong element of goodwill attached and offering a fantastic live / work or investment opportunity.

The sale price includes all fixtures & fittings, trade name, goodwill and stock. Equipment is serviced up to date, and some items of machinery have recently been replaced.

Trading accounts can be made available to genuinely interested parties after viewing.

Viewing is highly recommended to assess the potential opportunity.

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.



## COSTS

Each party will be responsible for their own legal and professional costs incurred with the transaction.

## VAT

The property is not VAT registered, therefore VAT will not be payable on the sale price for the building, however VAT is payable on the business element of the sale.

## VIEWINGS

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

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## Details Prepared:

January 2025



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