GVA

For Sale

14 High Street, Wigton, CA7 9WY

For further information please contact:

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Subject to Contract

Description

Wigton is a market town in Cumbria, located 12 miles west of the city of Carlisle.

The subject property comprises an attractive two storey Georgian property. Nearby occupiers include The Original Factory Shop, Spar and Greggs.

Accommodation

The premises provide the following approximate net internal floor areas:

Floor Areas	Sqm	Sq ft
Ground Floor	140.3	1,510
First Floor	5.6	60
Total	**145.9**	**1,570**

Tenure

We are advised the premises are held freehold.

The upper floors are held by way of a 125 year lease expiring 22/06/2128.

Price

£120,000

Business Rates

Rateable Value: £9,500 2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

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

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.