

Cleator Moor – 55 High Street, Cumbria CA25 5BQ
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Cleator Moor - 55 High Street, Cumbria CA25 5BQ

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop with ancillary accommodation at basement
- VAT is NOT applicable to this property
- Total area size 97 sq m (1,043 sq ft)
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation
- Located in the heart of the town centre with occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



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Property Description:

Comprises end-of-terrace ground floor shop with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor/Basement Shop:

Main Shop - 45 sq m (484 sq ft)

Rear Store - 12 sq m (129 sq ft)

Basement - 40 sq m (430 sq ft)

Total area size: 97 sq m (1,043 sq ft)



Ground Floor

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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £115.38 per week (PCM: £500)

Deposit: £1,500 (3 Months)

Rateable Value:

Rateable Value - £4,450 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

Certificate and further details available on request.



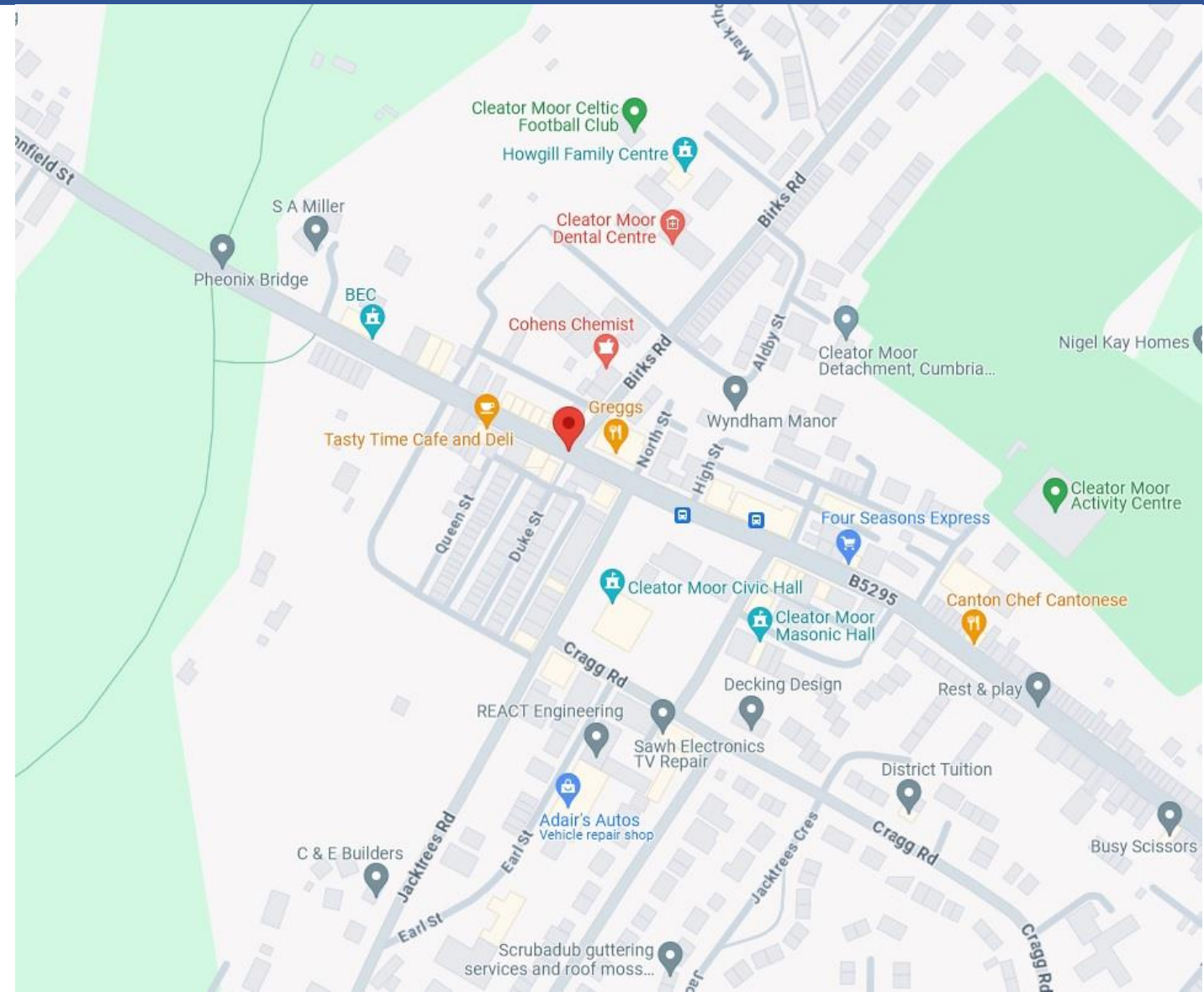
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Location:

Cleator Moor is a town, civil parish and two electoral wards in the English county of Cumbria and within the boundaries of the historic county of Cumberland. The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity. There are bus stops located near to the site, the closest being approximately 98ft from the site. Bus service 30 route is Maryport to Thornhill/Frizington and service SX9 is Asby to Workington. Occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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