

TO LET/MAY SELL Two Storey Former Café Premises

The Glasshouse
Wheatsheaf Lane
Wigton
Cumbria
CA7 9DY

Edwin
Thompson



- A traditional stone-built detached two storey commercial property and former café premises
- Situated on Wheatsheaf Lane within the centre of Wigton
- Offering flexible accommodation for a variety of potential uses
- The property comprises an approximate net internal area of 173.78 sq m (1,872 sq ft)

To Let/May Sell – Rental of £14,000 per annum exclusive

Ref: W1078

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LOCATION

The Glasshouse is situated in the town centre of Wigton which lies approximately 13 miles south west of Carlisle and some 20 miles north west of Penrith. Wigton is a traditional, medieval market town with a population of approximately 5,831 (2011 Census) which is located in the north west of Cumbria, North West England.

The town benefits from a number of local amenities and boasts a well occupied high street. There are also a number of national, regional and local occupiers including The Original Factory Shop, B&M Bargains, Greggs, Well Pharmacy, Spar, Cumberland Building Society and Oxfam.

Wigton is approached from Carlisle via both the A595 and A596 which continue on to connect to Workington, Whitehaven and West Cumbria approximately 22 miles away. The nearest motorway connections are Junctions 42 and 43 of the M6 motorway at Carlisle. Whaetsheaf Lane travels south where it meets with King Street (B5305) which travels in an east/west direction connecting with West Street (B5302) approximately 300 metres away and providing access to the A596 northern by-pass road. King Street also connects with Hugh Street which travels south connecting with South End and becomes the B5304 before connecting to the A595.

DESCRIPTION

The property comprises a two storey detached building that is of traditional stone construction, underneath a pitched slate roof with a part flat felted roof section to the rear. The front elevation is rendered and painted with a timber framed retail frontage.

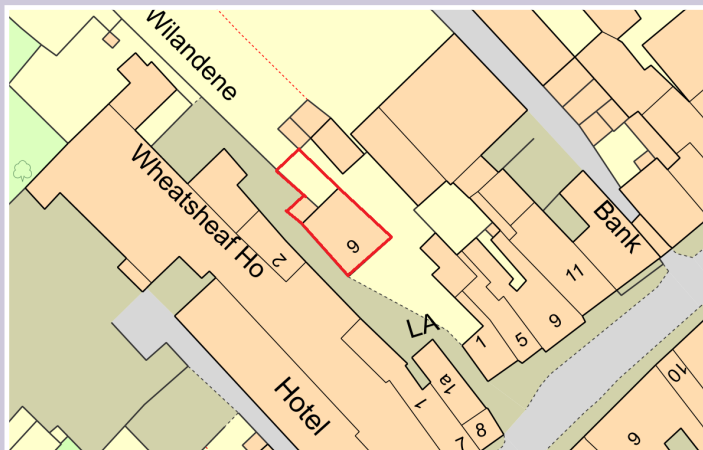
The property is approached from the front via a timber door into an open plan room formally being a café seating area with a walkway through to the rear former kitchen and preparation room, rear corridor leading to male and female WC's, two store rooms, rear courtyard and stairs to the first floor accommodation. The first floor provides a further open plan space with a kitchen/staff room, office, and secondary staircase.

Externally, there is a rear enclosed courtyard, which could provide seating for up to 6 tables.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor	80.96 m ²	(872 sq ft)
First Floor	92.91 m ²	(1,000 sq ft)
Total Net Internal Area	173.87 m ²	(1,872 sq ft)



SERVICES

It is understood that the property has mains supplies of electricity, gas, water and is connected to the mains drainage and sewerage systems.

LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £14,000 per annum exclusive.

The Client may consider a sale of the freehold of the land and property – price on application.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

It is understood that the property has an Energy Performance Asset Rating of C67 and a copy of the Energy Performance Certificate is available upon request.

RATEABLE VALUE

The VOA website states that The Glasshouse has a Rateable Value of £10,500 and is described as a café and premises.

Prospective tenants may benefit from 100% small business rate relief and should check the exact rates payable with Cumberland Council – Tel: 0300 373 3730.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk
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