



Edwin
Thompson



FOR SALE

**30 EDEN STREET, SILLOTH,
CUMBRIA, CA7 4AD**

Established ground floor retail pitch with
residential accommodation on the first and
second floors

Situated on Eden Street in Silloth, a busy
commercial and residential street

Total Area 147 sq m (1,582 sq ft)

For sale – £182,500

LOCATION

The property is located in Silloth, a popular seaside town in North Cumbria. Silloth is a busy holiday destination attracting visitors throughout the calendar year. The town has a large central green with a long promenade along the coast, along with established holiday parks in close proximity to the subject property. Eden Street has a number of commercial uses such as cafes, restaurants, hairdressers and butcheries, in addition to residential dwellings.

Silloth is 23 miles west of Carlisle and is also located close to the Lake District National Park and West Cumbria. The town is therefore well placed to attract visitors locally and from outside of the county.

DESCRIPTION

The ground floor retail element of 30 Eden Street was previously home to a popular local hairdresser for several decades. The property is therefore an established retail pitch locally and also benefitted from the wider tourism that the town attracts. The first and second floor are the residential element of the property, providing three bedrooms over the two floors, and a spacious living room and kitchen.

Externally the property has an attractive frontage with two separate entrances for the commercial and residential elements, either side of a large display window. On the first floor is an attractive bay window which is where the dwelling's living room is, below a pitched roof to the second floor. There is a garden to the rear of the property with a covered area for car parking.

ACCOMODATION

The property provides the following approximate areas from our measurements:

Ground Floor	68.85 m2	(741 sq ft)
First Floor	47.89 m2	(515 sq ft)
Second Floor	30.26 m2	(326 sq ft)
Total	147 m2	(1582 sq ft)

SALE TERMS

The freehold premises is available for £182,500.

VAT

All figures are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on application or to download from the Edwin Thompson website.

LEGAL COSTS

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

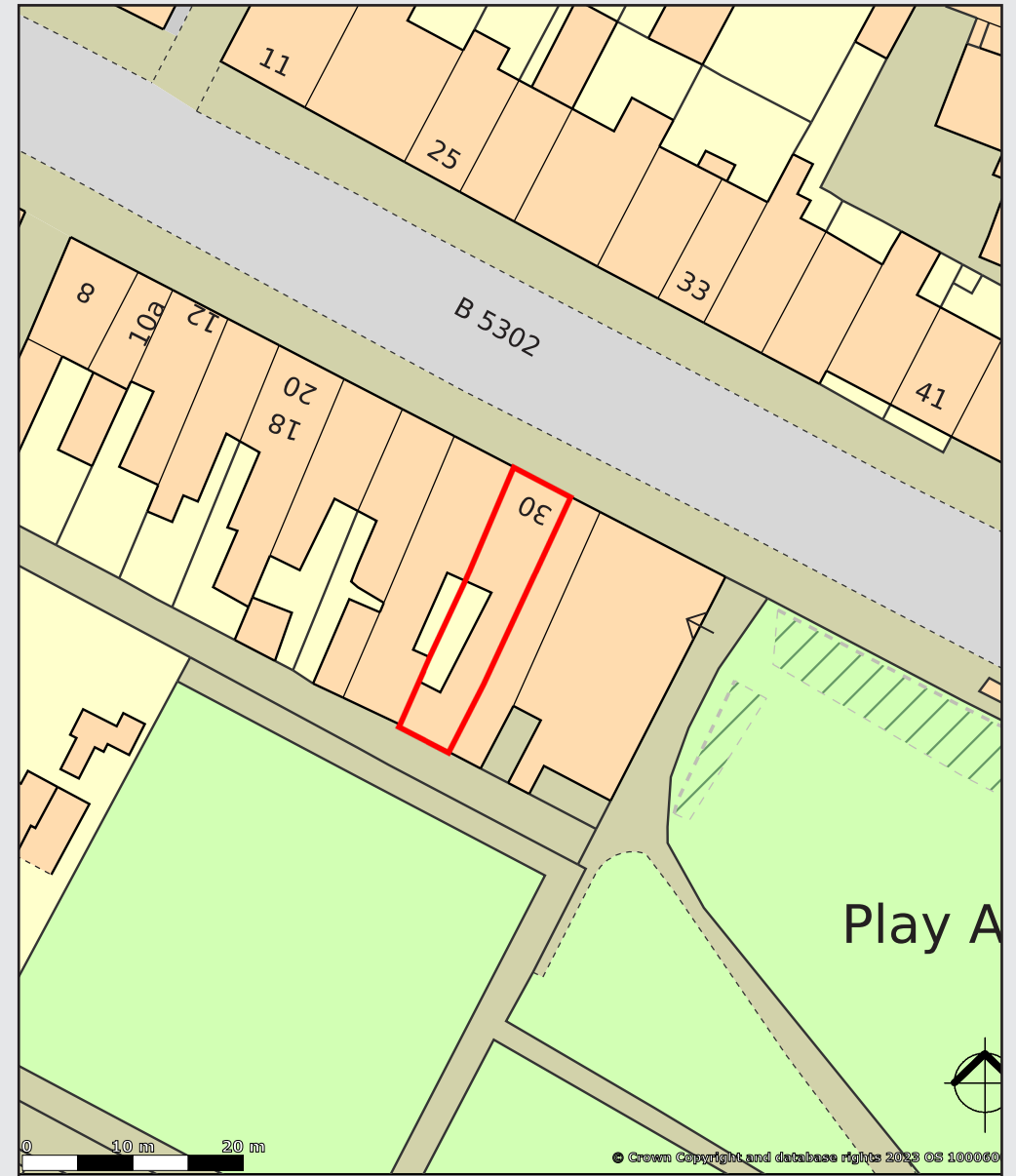
VIEWING

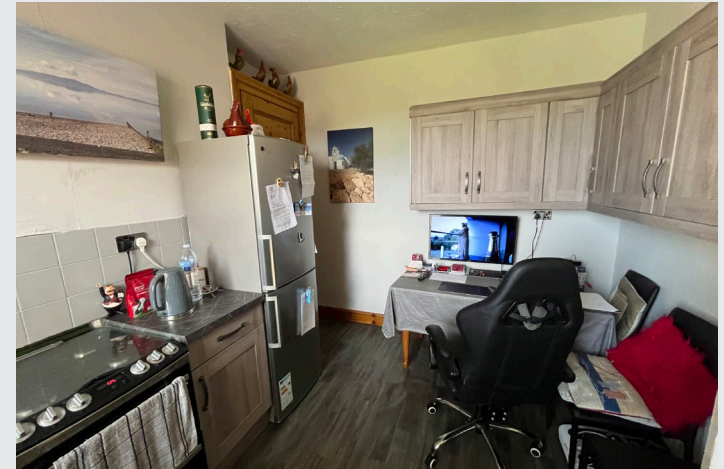
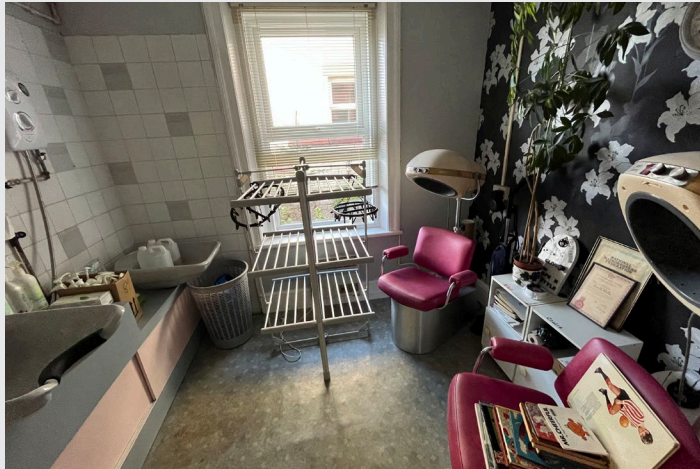
The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

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www.edwin-thompson.co.uk





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