

Edwin  
Thompson



**FOR SALE BUSINESS & PREMISES**  
**The Spotted Cow, 42-44 King Street, Wigton, Cumbria, CA7 9EJ**

- Fully fitted out established cafe pitch within Wigton town centre
  - Price includes Fixtures and Fittings and Goodwill
- Accommodation extends to approximately 168 sq m (1,808 sq ft)
  - Guide Price: £180,000

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## LOCATION

The property is situated on King Road in Wigton. King Street is the primary high street within the town, and is home to national occupiers such as Greggs, Lidl, B&M Bargains, William Hill, SPAR and Well Pharmacy. This is in addition many established local businesses such as Sandersons Hardware, Harrison Butchers and Bron-Ja's. King Street also has several public houses and takeaways, and is in parts residential, making it very much a mixed use area.

Wigton, lies approximately 9 miles south west of Carlisle, and some 20 miles north west of Penrith. Wigton is a traditional Cumbrian market town with a central population of approximately 5,000 (2001 Census) which rises to 15,000 including the immediate surrounding hinterland.

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 at Carlisle. A District railway line stops at a station within the town and travels from Carlisle to West Cumbria and beyond to Kendal. From Carlisle there is a regular rail service to larger

## DESCRIPTION

The subject property has been home to The Spotted Cow café for decades and is an established café pitch within Wigton. The family run business offers a café to the ground floor with a kitchen bar, serving area, and ample seating to the front and rear of the property. There is also a store and WC's to the rear of the property. Fixtures and fittings are included in the sale of the property, an itinerary of which can be available to interested parties upon request.

The first floor is currently being used as a store, however has all of the fixtures and fittings to be used as an additional service area, with a kitchen, seating area and WC's. The property is of brick construction and held under a pitched slate roof, and has a total area to be 169 sq m (1,822 sq ft).

## SERVICES

It is understood that the property is connected to mains electricity, water, gas and drainage/sewage system.

## ACCOMMODATION

The premises provide the following approximate net internal measurements:

Ground Floor	96 sq m	(1,033 sq ft)
First Floor	72 sq m	(775 sq ft)
<b>Total Area</b>	<b>168 sq m</b>	<b>(1,808 sq ft)</b>

## SALE TERMS

Guide Price £180,000.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

It is understood from the VOA website that the premises have a Rateable Value of £10,000 and is described as Cafe & Premises.

## EPC

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

## 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.

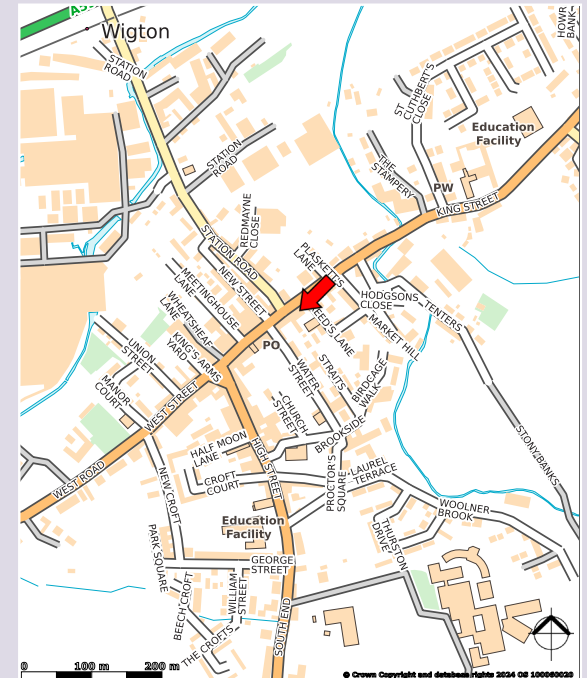
## VIEWING

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

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Erika Norman – e.norman@edwin-thompson.co.uk

Tel: 01228 548385  
www.edwin-thompson.co.uk



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