

# TO LET



Commercial/Retail/816 sq. ft. (76 sq. m.)/£8,500 per annum

9 King Street, Wigton

Wigton, CA7 9DT

Walton Goodland

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



## RETAIL LOCK-UP SHOP IN BUSY MARKET TOWN CENTRE

- ADJACENT TO MARKET PLACE, WIGTON
- ADJOINING OCCUPIERS INCLUDE YOUR MOVE AND GREGGS
- BUSY LOCATION FRONTING ONE OF THE MAIN STREETS THROUGH WIGTON

## DESCRIPTION

The property comprises a ground floor lock-up shop with window frontage to King Street, the principal shopping through-fare through the town centre. Internally, the shop has been partitioned to provide sales and storage space, however this could be opened up to create one single sales area.

## SERVICES

Mains electricity, drainage and water are connected to the property.

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

The property is available from October 2024.

## RENT

£8,500 per annum, exclusive of business rates, VAT and all other outgoings.

## SERVICE CHARGE

A service charge is payable in addition to the rent to cover the repair, decoration and management of the shared common areas (15% contribution).

## VAT

VAT is not applicable.

## ACCOMMODATION

The property comprises the following approximate areas:-

### GROUND FLOOR

Gross Frontage: 10'4

Shop Width: 9'4

Sales Areas: 616 sq. ft. (57 sq. m.)

Kitchen: 200 sq ft (18.6 sq m)

Stainless steel single drainage sink with base unit.

Toilet: 1 WC & 1 WHB

## RATEABLE VALUE

Shop: £6,900 (2023 List)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

Please note that as of 1 April 2017 if this is your only commercial premises then no business rates will be payable, subject to status.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating C-70

## VIEWINGS

Please contact Walton Goodland to arrange a viewing.

Viewings available from October 2024.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

# Energy performance certificate (EPC)

9 King Street WIGTON CA7 8DT	Energy rating <b>C</b>	Valid until: 5 February 2034 Certificate number: 2124-5106-4189-4334-3848
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Property type	Retail/Financial and Professional Services
Total floor area	66 square metres

## Rules on letting this property

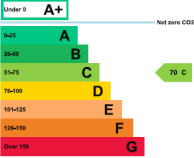
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



REPRODUCED BY KIND PERMISSION  
ORANGE SURVEY LICENCE NO ES847880  
FOR IDENTIFICATION PURPOSES ONLY  
SCALE 1:500

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