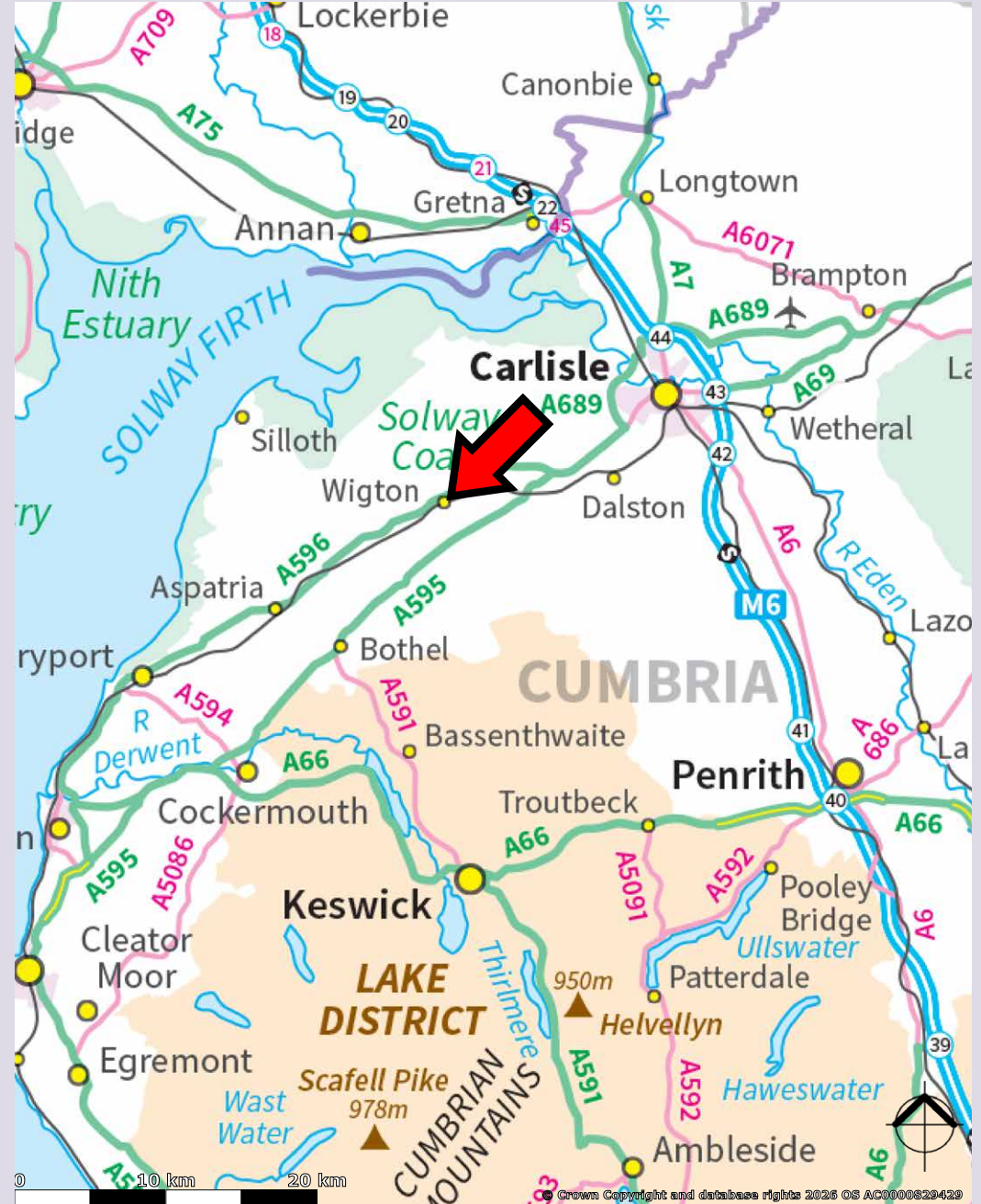
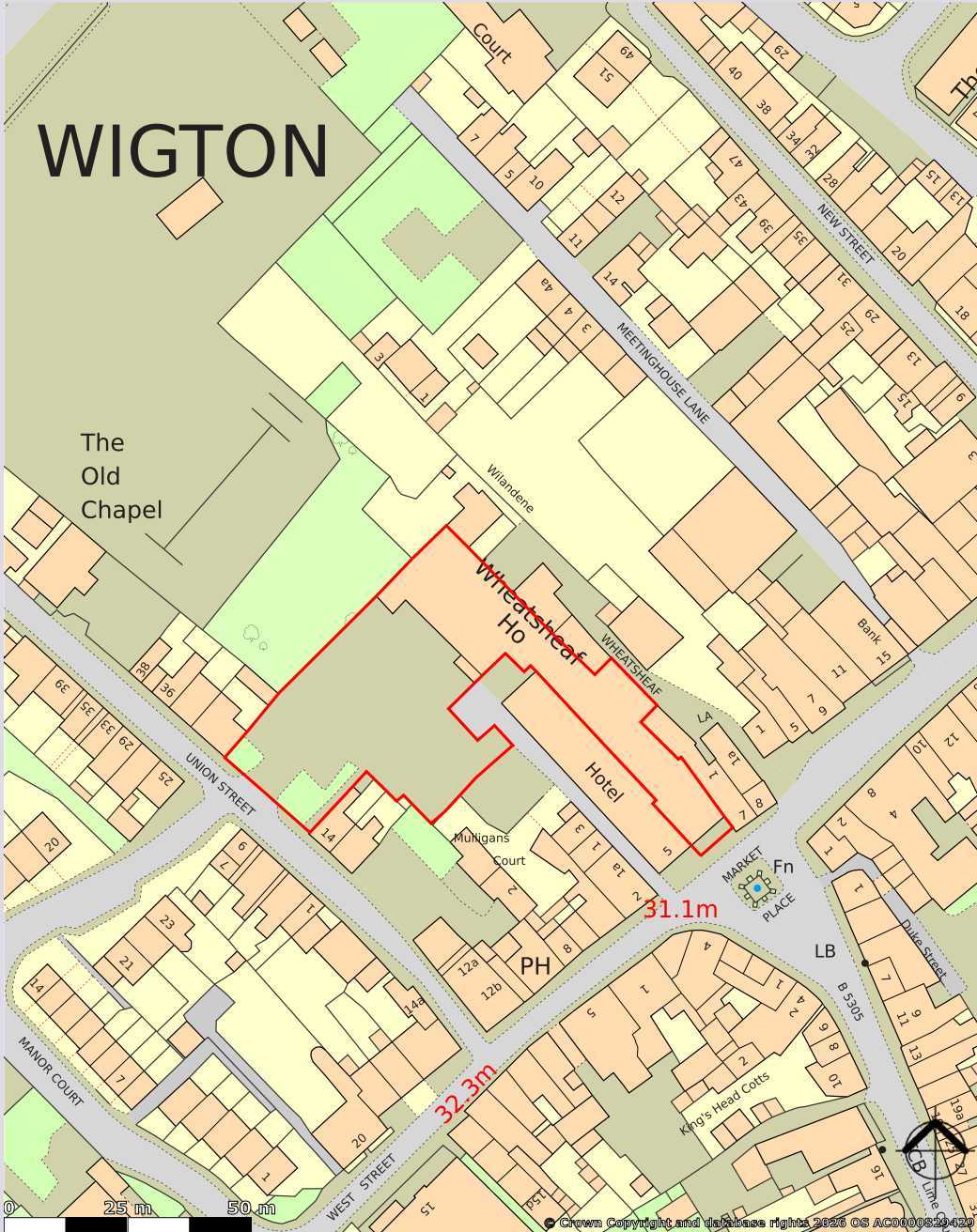


Edwin  
Thompson



**TO LET/MAY SELL**  
**5 Market Place, Wigton, Cumbria, CA7 9NW**

- Established multi storey commercial pitch within Wigton town centre
- Large retail floorplate and adjoining warehouse to the rear with roller shutter loading
  - Extensive car park included within the demise
- Accommodation extends to approximately 1,147.68m<sup>2</sup> (12,353 sq ft)
- Potential to subdivide the property into multiple commercial areas
  - The whole property is available to let at £28,000 per annum



## LOCATION

The property is situated on Market Place within Wigton town centre. Wigton has a good mix of national occupiers such as Greggs, Lidl, B&M Bargains, William Hill, SPAR and Well Pharmacy, in addition many established local businesses such as Sandersons Hardware and Harrison Butchers. Wigton town centre 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.

## DESCRIPTION

Most recently occupied by the Original Factory Shop, the property offers substantial retail accommodation across the ground floor with office and staff facilities to the upper floors. Adjoining to the rear of the property is a warehouse with a mezzanine floor which has roller shutter access onto an extensive car park, included within the demise of the property.

The Original Factory Shop were a long-standing tenant of the premises having taken occupation in 1999, and as a result the site is an established commercial pitch within the town. Prior to this the building was occupied by a supermarket but has also had light industrial use in the past. The property therefore offers flexibility in terms of potential commercial users, subject to interested parties obtaining the relevant consents.

Given the existing layout of the property, the landlord is open to the subdivision of the internal parts with the potential for several tenants to occupy the space, details of which are provided within the lease terms section.

## SERVICES

It is understood that the property is connected to mains electricity, water, and drainage/sewage system. There is a gas fired blow heater in the ground floor retail area.

## ACCOMMODATION

The premises provide the following approximate gross internal measurements:

<b>Retail Area</b>		
Ground Floor	684.15m <sup>2</sup>	(7,363 sq ft)
First Floor	37.64m <sup>2</sup>	(405 sq ft)
Second Floor	63.17m <sup>2</sup>	(680 sq ft)

## Warehouse/Store

Ground Floor	192.09m <sup>2</sup>	(2,068 sq ft)
Mezzanine	170.63m <sup>2</sup>	(1,837 sq ft)

**Total Approximate GIA 1,147.68m<sup>2</sup> (12,353 sq ft)**

Car Park	0.147 hectares	(0.364 acres)
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## LEASE TERMS

The property is available to let as whole at an asking price of £28,000 per annum exclusive.

Alternatively, the property can be available to let in the approximate following parts:

Option 1: Ground Floor Front Retail Area with Upper Floors (3,424 sq ft)

Option 2: Ground Floor Middle Commercial Area (5,006 sq ft)

Option 3: Warehouse/Store (3,923 sq ft)

Offers for the freehold may also be considered, please get in touch with the agent for further information.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

It is understood from the VOA website that the premises a Rateable Value of £40,000 and is described as Shop & Premises.

## EPC

The property has an EPC rating of C62.

## 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.

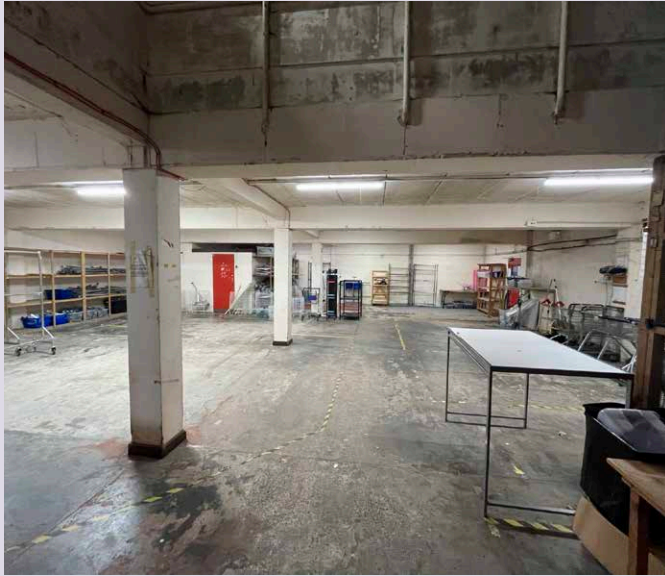
## VIEWING

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

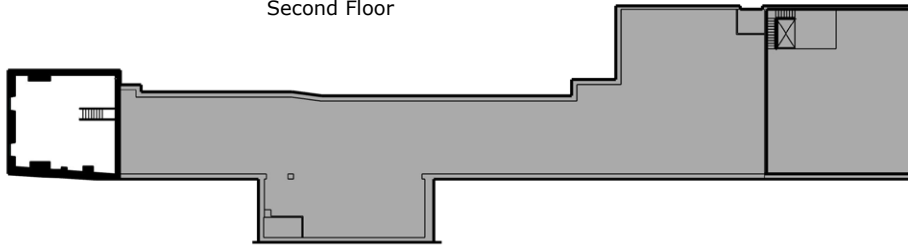
Tel: 01228 548385

www.edwin-thompson.co.uk

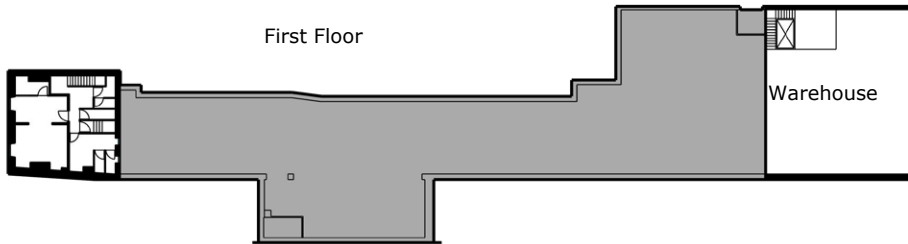


Site Plan

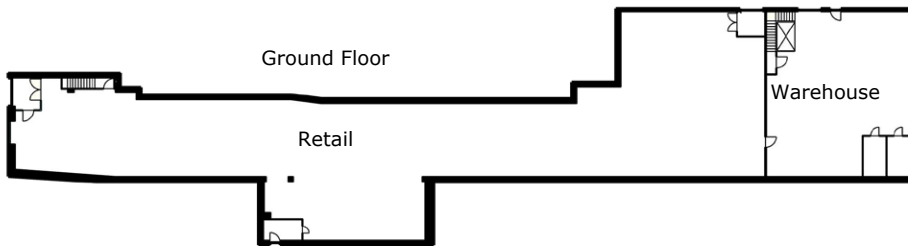
Second Floor



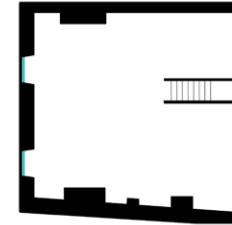
First Floor



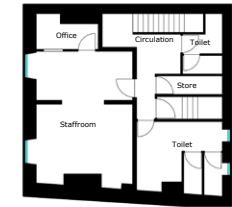
Ground Floor



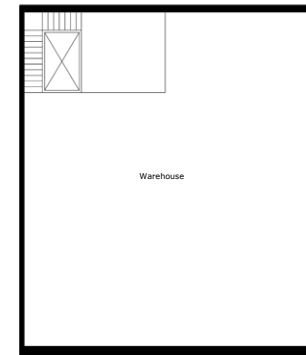
Second Floor



First Floor Front



First Floor Rear



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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Regulated by RICS



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5. These particulars were prepared in June 2026