

Cleator Moor – 55/55A/55B High Street, Cumbria CA25 5BQ  
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Cleator Moor – 55/55A/55B High Street, Cumbria CA25 5BQ

## Freehold Retail & Residential Investment



### Investment Consideration:

- Purchase Price: £230,000
- Gross Initial Yield: 12.52%
- Rental Income: £28,800 p.a. + 2 Vacant Rooms
- Total ERV: £40,800 p.a. GIY: 17.74%
- VAT is NOT applicable to this property
- Comprises ground floor shop with basement and two residential flats at first, second and third floor
- Retail shop and both flats completely refurbished in 2024 to a high standard
- Total GIA: 275 sq m (2,958 sq ft)
- Located in the heart of the town centre with occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



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### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 55 (Ground Floor & Basement)	Main Shop - 45 sq m (484 sq ft) Rear Store - 12 sq m (129 sq ft) Basement - 40 sq m (430 sq ft)	Individual	5 Years from 10 March 2025	£6,000	Note 1: FRI Note 2: Rent review on 10.03.28 linked to RPI Note 3: Tenant option to determine on 10.08.27 with min 3 months notice Note 4: Deposit held of £1,500 Note 5: Lease within Landlord & Tenant Act 1954 Note 6: Tenant has paid 1st Year rent in advance. Vendor will top up rent until 10.03.26 so the buyer receives the equivalent to £6,000 p.a. from completion
No. 55B - Room 1 (First Floor)	Double Room with Shared Bathroom	Individual	12 Months from 1 March 2025	£6,000	Note 1: AST Note 2: Deposit held of £500
No. 55B - Room 2 (First Floor)	Double Room with Shared Bathroom	Individual	12 Months from 5 January 2025	£7,200	Note 1: AST Note 2: Deposit held of £600
No. 55A - Room 1 (Second/Third Floor)	Double Room with Shared Bathroom	Individual	2 Months from 27 May 2025	£4,800	Note 1: AST Note 2: Deposit held of £400
No. 55A - Room 2 (Second/Third Floor)	Double Room with Shared Bathroom	Individual	12 Months from 19 September 2025	£4,800	Note 1: AST Note 2: Deposit held of £425
No. 55A - Room 3 (Second/Third Floor)	Double Room with Shared Bathroom	Vacant		ERV: £6,000	
No. 55A - Room 4 (Second/Third Floor)	Double Room with Shared Bathroom	Vacant		ERV: £6,000	

Total			£28,800	
ERV			£40,800	

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### Property Description:

The property comprises ground floor shop with ancillary accommodation at basement, 2-bed flat at first floor and 4-bedroom flat at second and third floor, providing the following accommodation and dimensions:

Ground Floor/Basement Shop:

Main Shop - 45 sq m (484 sq ft)

Rear Store - 12 sq m (129 sq ft)

Basement - 40 sq m (430 sq ft)

First Floor Flat 55B: 64 sq m (688 sq ft)

2 bedrooms, kitchen/dining room, bathroom

Second/Third Floor Flat 55A: 114 sq m (1,227 sq ft)

4 bedrooms, kitchen/dining, lounge, 2 bathrooms

**Total Commercial GIA: 97 sq m (1,043 sq ft)**

**Total Residential GIA: 178 sq m (1,915 sq ft)**



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### Tenancy:

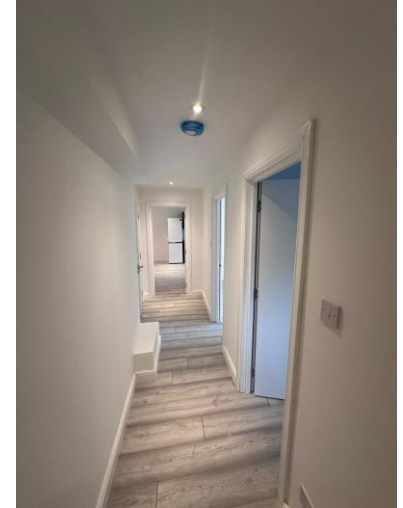
**Retail:** The shop is at present let to an Individual for a term of 5 Years from 10<sup>th</sup> March 2025 at a current rent of £6,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 10.03.28 linked to RPI. Tenant option to determine on 10.08.27 with min 3 months notice. Deposit held of £1,500. Lease within Landlord & Tenant Act 1954.  
\*Tenant has paid 1<sup>st</sup> Year rent in advance. Vendor will top up rent until 10.03.26 so the buyer receives the equivalent to £6,000 p.a. from completion.

### Flat 55A:

Room 1 is at present let on AST to an Individual for a term of 2 Months from 27<sup>th</sup> May 2025 at a current rent of £4,800 p.a. Deposit held of £400.  
Room 2 is at present let on AST to an Individual for a term of 12 Months from 19<sup>th</sup> September 2025 at a current rent of £4,800 p.a. Deposit held of £425.  
Room 3 is at present vacant. ERV: £6,000  
Room 4 is at present vacant. ERV: £6,000

### Flat 55B:

Room 1 is at present let on AST to an Individual for a term of 12 Months from 1<sup>st</sup> March 2025 at a current rent of £6,000 p.a. Deposit held of £500.  
Room 2 is at present let on AST to an Individual for a term of 12 Months from 5<sup>th</sup> January 2025 at a current rent of £7,200 p.a. Deposit held of £600.



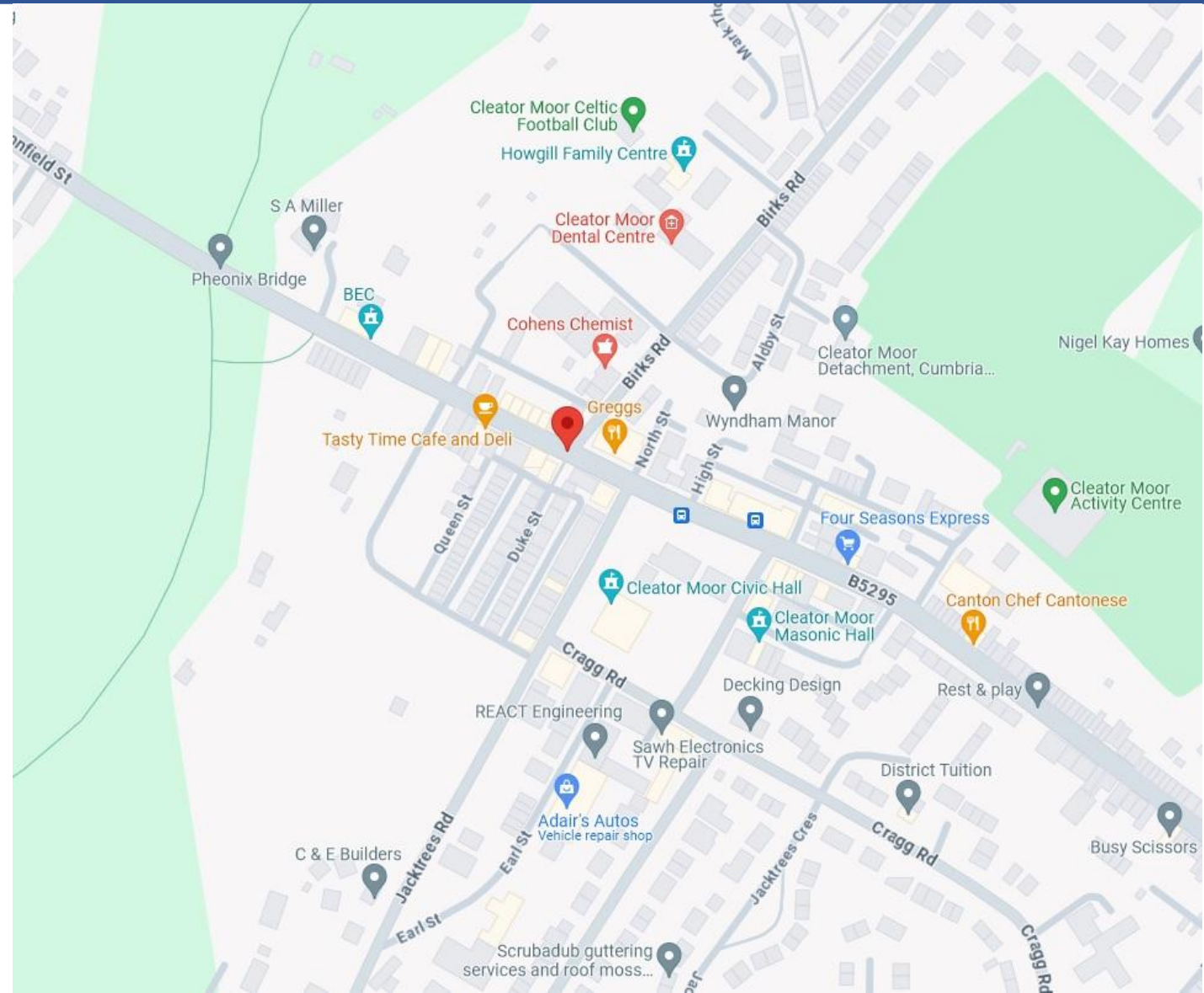
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### Location:

Cleator Moor is a town, civil parish and two electoral wards in the English county of Cumbria and within the boundaries of the historic county of Cumberland. The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity. There are bus stops located near to the site, the closest being approximately 98ft from the site. Bus service 30 route is Maryport to Thornhill/Frizington and service SX9 is Asby to Workington. Occupiers nearby including Greggs, Age UK, Opticians, Butchers, Restaurants and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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