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RETAIL PROPERTY REGISTER

OCTOBER 2024

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Appleby	10, 12 & 14 Bridge Street	10 Bridge Street: GF Sales: 651 sqft Kitchen: 194 sqft WC 12 Bridge Street: GF Sales: 398 sqft Kitchen: 147 sqft WC 14 Bridge Street: 5 Residential Flats	FREEHOLD MIXED USE INVESTMENT FOR SALE £395,000 NO VAT PAYABLE	Rare Investment Opportunity Two storey, end terrace property fronting one of the main streets in Appleby. Comprising two ground floor self-contained commercial units. No 12 is occupied by the Cumberland Building Society branch and No 10 is operating as the long established café Bonjangles. Five self-contained one bedroom resi flats are above.	BB/7381
Barrow	171 Dalton Road 100% Business Rates Relief * BEST & FINAL BIDS INVITED BY 12 NOON FRIDAY 1ST NOVEMBER 2024 *	Net Sales Area: 463 sqft (43.01 sqm) First Floor: 274 sqft (25.46) Second Floor: 358 sqft (33.26 sqm) Basement:	FREEHOLD FOR SALE WITH VACANT POSSESSION £85,000	Prime Retail Unit Three storey, mid terraced unit providing ground floor retail space, first and second floor staff offices and ancillary. A small external yard to the rear with access to the basement. Nearby occupiers include: Holland & Barrett, McDonalds, Costa & Poundland. BAE Systems will shortly be opening a new training facility from the former Debenhams building.	BB/7457
Carlisle	1 Brunswick Street	Net Internal Area: 13,990 sq ft (1,300 sqm) Basement: 935 sqft Ground Floor: 4,672 sqft First Floor: 4,137 sqft Second Floor: 2,098 sqft	NO VAT PAYABLE Offers in the region of £225,000 are invited for the freehold with vacant possession	Freehold For Sale Traditional three-storey terrace building. A former doctors surgery, could be sub-divided. Potential for redevelopment into residential use, subject to planning. Rear lane and yard area can be accessed from Brunswick Street.	BB/7224
Carlisle	Drive Thru Kiosk 10 Church Street Caldewgate 100% Business Rates Relief	Areas: Kiosk: 655 sq ft (60.85 sqm) UNDER OFFER	Rent: £20,000 p.a. For a new lease terms to be agreed.	DRIVE THRU KIOSK Prominent Roadside Single storey kiosk/pod unit with forecourt and covered drive thru lane. Entry and exit points from Caldewgate. Suitable for a variety of hot and cold food operators, on a grab & go/takeaway basis. Other uses will be considered. The right hand car wash lane is let to Intelijet 360,	BB/7144
Carlisle	35 Castle Street 100% Business Rates Relief UNDER OFFER	Ground Floor: 729 sq ft (67.76 sqm) Mezzanine: 367 sq ft (34.18 sqm) Basement:	Rent Reduced: £12,000 p.a. NO VAT PAYABLE	Ground floor accommodation with large basement and mezzanine. The unit forms part of what was previously a bank building. Suitable for retail or office use. Can be amalgamated with 37	BB/6917

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Carlisle	37 Castle Street 100% Business Rates Relief UNDER OFFER	Sales Area: 1,136 sq ft (105.63 sqm) Mezzanine: 291 sq ft (27.05 sqm) Basement:	Rent Reduced: £12,000 p.a. NO VAT PAYABLE	Open plan ground floor unit with extensive glazed double window frontage. Suitable for a variety of retail and office uses. Amalgamate with 35 Castle Street if available	BB/6918
Carlisle	2 Crosby Street	GF Office: 1,165 sqft (108.20 sqm) First Floor Apt 1 456 sqft (42.38 sqm) First Floor Apt 2 267 sqft (24.84 sqm) Second Floor Apt 3 350 sqft (32.52 sqm) Second Floor Apt 4 506 sqft (47 sqm) Total Floor Area: 2,745 sqft (363.14 sqm)	FOR SALE £595,000 FREEHOLD BUSINESS INVESTMENT NO VAT PAYABLE	Luxury Serviced Apartments Business Investment ♦ High average profits ♦ Potential to increase profits further Attractive three storey property. Ground floor office, plus 4 luxury self-catering apartments business operating as The Old Wool House Limited. Unique features and high quality fixtures, fittings.	BB/7445
Carlisle	26-40 English Street Unit A & B Viewing is highly recommended to fully consider the opportunity that is available	Unit A:833 sqft (77.38 sqm) Unit B: 833 sqft (77.38 sqm)	Rent: £15,000 p.a. + VAT £15,000 p.a.+ VAT Or £25,000 p.a. + VAT For both units as a whole	PRIME RETAIL UNIT PROMINENT LOCATION Part of the former House of Fraser demise, facing onto St Cuthberts Lane. A double fronted unit, with proposed dedicated access to St Cuthberts Lane. Available as a whole or in part. Suitable for a variety of uses including: retail*office*salon*café* *restaurant. Additional accommodation can be made available either side of this space, subject to requirements.	BB/7394
Carlisle	26-40 English Street Third Floor Available Early New Year	Area: 5,698 sqft (529.40 sqm)	Rent: From £1 per sq ft Per annum + VAT + Service Charge	PRIME RETAIL UNIT PROMINENT LOCATION Part of the former House of Fraser demise, located on the top floor with self-contained access via a passenger lift. A rectangular shaped unit with open plan floor space and private rooms, featuring staff room, kitchen and WCs. Suitable as: Office*studio*	BB/7394
Carlisle	67 English Street	Ground Floor: 921 sqft (85.57 sqm) First Floor: 800 sqft (74.32 sqm) Basement: 874 sqft (81.23 sqm)	Rent: £22,500 p.a.	REFURBISHED PRIME RETAIL UNIT 100M FROM NEW UNIVERSITY DEVELOPMENT Prime retail/office unit over 3 floors. Double fronted & glazed frontage. DDA accessibility. Rear access.	BB/7384
Carlisle	Brewed Awakenings Ltd 35/37 Fisher Street	GF Café: 883 sq ft (82 sqm) FF Restaurant: 678 sq ft (63 sqm) Male & Female WCs Staff Room: 238 sq ft (22.1 sqm) SF Office: 215 sq ft (20 sqm) SF Stores: 926 sq ft (86 sqm) NO VAT PAYABLE	Café & Restaurant Business For Sale Due to Retirement Sale Price for The Business REDUCED Offers in the region of £95,000 are invited for the Business Trade name Fixtures & fittings and goodwill Lease: £40,000 p.a.	BREWED AWAKENINGS LTD CAFÉ & RESTAURANT City Centre Location Attractive three storey corner building located in prominent position in the city centre. Ground floor fitted out as a café, sales counter, food displays, customer seating areas, kitchen and access to basement. First floor is recently refurbished and fitted out as a restaurant with seating capacity for approx. 60 customers with integral bar area. Second floor office and stores. Externally benefits from large outdoor seating area with canopy. Ideal location .	BB/7174

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Carlisle	Unit 3 Site 12A Kingstown Broadway	Useable Floor Area: 1,338 sqft (124.35 sqm) 100% Business Rates Relief	To Rent £13,500 p.a.	Immediately Available Workshop Use Hot/Cold Food Takeaway Café Use A mid terraced unit, located on the corner of Kingstown Broadway and Parkhill Road. Largely open plan with suspended ceiling, wipe down wall panels and tiled flooring throughout. There is a stainless steel servery area with gas and electric connections and an extractor above, together with sink and drainer.	RP/7563
Carlisle	Hillcrest Building Hillcrest Avenue London Road	GF: 3,543 sqft Ancillary: 387 sqft FF: 3,325 sqft Ancillary: 297 sqft SF: 683 sqft	Freehold For Sale With Vacant Possession £600,000	32 Car Parking Spaces Three storey leisure building providing Laser Quest facility on the ground floor, upper floor offices and stores, with top floor UV Golf facility. The layouts are rectangular in shape and are open plan, but could be subdivided to create smaller spaces. The ground floor is fully DDA compliant. Staff kitchen and WCs and shower room are provided across the various levels.	BB/7449
Carlisle	Laser Quest Ground Floor Hillcrest Building Hillcrest Avenue London Road	Ground Floor: 3,543 sqft (329.12 sqm) Separate Male, Female & Disabled WCs External Car Parking: 10 no. spaces	Business For Sale with Leasehold Tenure Business: Sale Price; £125,000 Rent: £20,000 p.a.	Leisure Business For Sale Laser Quest established business, well known entertainment venue in Carlisle for social gatherings. The owner is looking to sell the trade name, exclusivity with Laser Quest for this area, fixtures, fittings and goodwill. Subject to new lease terms as follows: Term: 10 to 15 years Break: end of years 5 & 10 Rent: £20,000 per annum Rent Review: End of year 5 & 10 Repair: Effective FRI by way of Service Charge	BB/7449
Carlisle	330 London Road	Useable Floor Area: 1,039 sqft (96.48 sqm) External garage Rear parking area NO VAT PAYABLE	FREEHOLD FOR SALE With vacant possession £165,000 Alternatively Available To Rent for a term of years to be agreed at £20,000 p.a.	Former Veterinary surgery providing a former residential bungalow, modified by the current owners. The current owner has explored redeveloping the building to create a larger dwelling. Planning permission was granted under application 22/0114 in May 2022. Parking to the front and rear of the property for 8 vehicles.	BB/7375
Carlisle	Amante Bar & Premises 9 Lowther Street	10 YEAR LEASE WITH EFFECT FROM 1ST DECEMBER 2023 At a passing rent of £45,000 p.a. NO VAT PAYABLE	FREEHOLD INVESTMENT FOR SALE Plus redevelopment opportunity on the upper floors £695,000	INVESTMENT PLUS REDEVELOPMENT OPPORTUNITY Three storey, mid terraced property. Amane Bar sits within the ground floor & part of the first floor with dedicated access and external seating area. The remaining parts to the first and second floors are currently derelict, but would be suitable for redevelopment to at least 8 no. flats or alternative uses, STP. These areas have their own dedicated access stairwell.	Bb/7420

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Carlisle	Pizza Express 21 Lowther Street	Ground Floor: 1,803 sqft (167.5 sqm) Basement: 866 sqft (80.45 sqm) First Floor: 998 sqft (92.72 sqm) Second Floor: 1,114 sqft (103.49 sqm) Total Area: 4,781 sqft (444.16 sqm)	FREEHOLD INVESTMENT FOR SALE £650,000 NO VAT PAYABLE Pizza Express (Restaurants) Limited tenant on the ground floor & basement New internal repairing & insuring 10 Year Lease from January 2025 At a passing rent of £35,000 p.a. exclusive	POPULAR DAYTIME, EVENING AREA RESIDENTIAL REDEVELOPMENT OPPORTUNITY TO UPPER FLOORS Three storey building is positioned on the corner of Lowther Street and Devonshire Street, in a popular daytime and evening area that provides a variety of local bars and restaurants. The ground floor and basement has been occupied by Pizza Express since the lease began in January 2000. A new 10 year lease is currently in the process of being renewed until 2035 from January 2025. The first & second floors has self-contained access to the office accommodation, with the potential for these areas to be converted to residential use. Cumberland Council Planning ref number 22/0609, expires 3 August 2025.	BB/7447
Carlisle	Lower Ground Floor 22 Lowther Street 100% Business Rates Relief	Floor Area: 936 sq ft (87 sqm)	Rent: £17,500 p.a.	HIGH QUALITY SPEC Grade II listed, high quality refurbished lower ground floor accommodation, suitable for retail, office or leisure uses. Self-contained access and a mixture of open plan & private areas throughout. Male & female WC's and kitchen.	BB/7201/LG
Carlisle	22 Lowther Street	Net Internal Area: 4,653 sqft (432 sqm) Lower GF: 936 sqft (87 sqm) Ground Floor: 1,403 sq ft(130 sqm) First Floor: 971 sq ft (90 sqm) Second Floor: 692 sq ft (64 sqm) Third Floor: 651 sq ft (60 sqm)	Rent: Available as a whole: £65,000 Rent: £17,500p.a. GF/FF/SF/TF: Rent: £50,000 p.a. New Lease for a term of years to be agreed.	HIGH SPECIFICATION ON-SITE PARKING 5 CARS Grade II listed building providing high quality office space. Suitable for retail & leisure uses. Over 5 floors the accommodation has been refurbished to an extremely high-quality specification. The lower ground floor can be self-contained, due to the separate access from street level	BB/7201
Carlisle	70/78 Lowther Street Former Supermarket	Total Ground Floor Area: 5,745 sq ft (533.9 sqm) Total First Floor Area: 1,176 sq ft (109.3 sqm)	Rent: £50,000 p.a. Various Commercial Uses Considered	Large Car Park Adjacent A former supermarket premises with extended glazed frontages to Lowther St and Chapel Street. Ground floor open plan accommodation with internal cold stores & offices. First floor internal stores and offices.	BB/6797
Carlisle	3 Market Arcade Scotch Street 100% Business Rates Relief	Ground Floor: 200 sq ft (18.58 sqm) First Floor: 197 sq ft (18.30 sqm)	Rent: £12,750 p.a.	Attractive ground floor sales and first floor storage/office space. Extensive glazed frontage.	BB/7051
Carlisle	5 Market Arcade Scotch Street	Ground Floor: 223sq ft (20.70 sqm)	Rent: £6,750 p.a.	Attractive ground floor sales area. Extensive glazed frontage. 100% Business Rates Relief	BB/7050
Carlisle	6 Market Arcade Scotch Street	Ground Floor: 373 sq ft (34.65 m ²)	Rent: £12,000 pa	Attractive retail unit triple glazed frontage providing open plan sales area. 100% Business Rates Relief	BB/5742

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Carlisle	Renucci's Fish & Chips 18-20 Orton Road 100% Business Rates Relief	Ground Floor Commercial: 1,346 sqft(125.03 sqm) First Floor Residential: 812 sqft (75.46 sqm) Second Floor Residential: 400 sqft (37.11 sqm)	Freehold For Sale £375,000 With vacant possession, being sold as seen, inclusive of the kitchen/ takeaway equipment NO VAT PAYABLE	Prominent Roadside Location Owner Occupier or Investment Opportunity 3 storey property comprising of commercial ground floor with extensive double window display frontages. Various pieces of hot food takeaway equipment included in the sale price. Four bed flat on the upper floors. Garden and yard to the rear, including dedicated parking. Parking is provided to the front of the forecourt area.	BB/7593
Carlisle	6 Petteril Bank Road 100% Business Rates Relief	Ground floor retail unit area: 801 sqft (74.39 sqm) WC Residential Accommodation: 3 bedrooms, Living area, kitchen and bathroom: Total area: 632 sqft (58.74 sqm)	Rent: £12,000 p.a.	Commercial unit with Potential Residential on First Floor Dedicated Parking to Rear Two storey mid-terraced property providing ground floor commercial unit, formerly Boots Chemist. With self-contained first floor 3 bed flat in need of refurbishment. Subject to landlords consent, potential to demolish the garage to increase car parking spaces to the rear of the property.	BB/7628
Carlisle	2 Rosemary Lane 100% Business Rates Relief UNDER OFFER	Net Sales Area: 901 sqft (83.66 sqm) Stores: 76 sqft (7.06 sqm)	Rent: £7,500 p.a.	Town Centre Location Rosemary Lane links Fisher Street and Treasury Court with Scotch Street. Ground floor unit providing open plan sales area with staff and customer WCs.	BB/7567
Carlisle	17/18 St Cuthbert's Lane	Net Sales Area: 968 sq ft (90 sqm)	Rent £1,250 per month	**Recently Refurbished** Attractive ground floor unit, suitable for a variety of commercial uses, subject to planning. Open plan sales with WC and kitchen.	BB/7307
Carlisle	St Nicholas Street Unit 1: Unit 2A: Unit 2B:	Floor Areas: Unit 1: 3,767 sq ft (350 m²) Unit 2A: 3,229 sq ft (300 m²) Unit 2B: 5,382 sq ft (500 sqm) The building will be subject to re-assessment following the sub-division works	Rent: £25,000 p.a. £40,000 p.a. £25,000 p.a. NO VAT PAYABLE ON RENT	High Visible Trading Position Dedicated Car Parking Suitable for a Variety of Uses St Nicholas Street lies off London Road, one of the busiest arterial routes through Carlisle. Unit 1: Can provide: Rectangular, open plan shaped showroom with extensive window frontage. Staff kitchen & WC'. Unit 2A: Can provide: Corner unit providing rectangular showroom space with extensive window frontage. DDA access, kitchen & WC's. Unit 2B: Can provide: Warehouse/showroom space to the rear of the property. Roller shutter door to warehouse plus showroom. A new access frontage will be installed. The three units can be combined, subject to availability.	BB/6130
Carlisle	Victoria House Victoria Viaduct (Former TESCO)	Ground Floor: 27,000 sqft(2,508 sqm) First Floor Offices: 1,472 sqft (137 sqm) Second Floor Offices: 1,392 sqft (129 sqm) Car Park: 30 spaces	Rent £175,000 p.a. To let on a term of years to be agreed	*Large Retail Unit* *City Centre Location* Close to Proposed University Campus Dedicated Basement Parking Substantial retail warehouse premises over three floors basement car park for 30 cars. Suitable for a range of large scale retail uses *supermarket*retail warehouse*leisure*hotel *potential trade counter	BB/7403

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Carlisle Carleton	NARA Spa & Kitchen Scalesceugh Hall Carleton		Rent: On application As part of the tenancy terms, a marketing plan, WordPress website, established mailing list pack and support from the owner is available if required or needed.	Rare Business Opportunity To Operate Wellness Centre & Bistro An opportunity to run and operate a high end wellness and café building, nestled within the grounds of Scalesceugh Hall. * 'A' rated building with latest energy efficient technologies & equipment *Potential to customise interiors & fit-out *Dedicated Car park *Strong potential cross-selling opportunities *State of the art facilities & fully equipped Beauty areas and Bistro.	BB/7491
Longtown Carlisle	Part Ground and First Floor 1 Esk Street 100% Business Rates Relief	Areas: Ground Floor: 424 sq ft (39.42 sqm) First Floor 517 sq ft (48.13 sqm)	Rent: £3,000 p.a. NO VAT PAYABLE ON RENT	*Town Centre Location* Part ground and first floor accommodation suitable for retail*offices*health & beauty*alternative uses, subject to planning consent* Ground floor comprises of 3 individual rooms plus store and WC. First floor comprises of 3 individual rooms plus store.	IH/7247
Westlinton Carlisle	Alstonby Grange	Floor Area: 822 sqft (76.34 sqm)	Rent: £1,250 per month	Modern Accommodation DDA Access Situated in a rural area, just outside Westlinton. Easy access to the M6/M74 motorway. The converted barn provides open plan rectangular shaped space, with good levels of natural light via side windows and velux roof lights. Shared kitchen and WC facilities. Large parking area provided. Suitable for a variety of commercial uses including: Offices*salon*studio*online retailing and storage.	BB/7477
Cleator Moor	Crowgarth House 48 High Street	GF: 1,282 sqft (119.06 sqm) FF: 854 sqft (79.66 sqm) SF: 1,251 sqft (116.26 sqm)	For Sale: £275,000 NO VAT PAYABLE	Freehold Property The ground floor provides area suitable for a variety of commercial uses Subject to planning. Redevelopment of the upper floors could be modified into residential flats, apartments or offices. The building has been granted planning previously for conversion to 7 apartments which has now lapsed, but could be reapplied for. App No. 4/10/2177/OF1.	BB/7320
Cleator Moor	56 High Street	ITZA Sales Area: 515 sqft (47.80 sqm) Total Ground Floor: 832 sqft (77.30 sqm) Residential First Floor: 852 sqft (79.17 sqm)	Freehold For Sale £95,000 NO VAT PAYABLE	Central Town Location Residential & Commercial An excellent positioned mid-terraced property, arranged over two storeys with a yard at the rear. The ground floor is open plan with integral stairwell leading to the first floor. The first floor is a 3 bed flat with living room, kitchen and bathroom. This could be subdivided in various ways.	BB/7580
Cockermouth	Unit 1 Lowther Went Shopping Centre 100% Business Rates Relief	Floor Areas: Net Sales Area: 677 sqft (62.9 sqm) Stores & WC: 92 sqft (8.5 sqm) First Floor: 667 sq ft (62.0 sqm)	Rent £13,500 p.a. NO VAT PAYABLE Service Charge: £1,600-£1,700 p.a.	Dedicated Parking Prominent Retail Unit The unit is located in a prime retail location in the town centre. Close to Sainsbury's Costa and Wordsworth House & Gardens. Most recently operating as Vint-Age UK charity shop. Suitable for a variety of commercial uses, subject to consent.	BB/7558

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Cockermouth	Tarantella Italian Restaurant 22 Main Street 100% Business Rates Relief	Ground floor restaurant 2 no commercial kitchen Male, female and disabled WC's Small yard to rear of property with a single car parking space and garage store. NO VAT PAYABLE Selling due to retirement	Business For Sale Offers in the region of £110,000 Are invited for the business, fixtures, fittings & goodwill Unit Rent: £14,750 p.a. New 10 year Lease	Restaurant Business For Sale with Leasehold Tenure Established since 2007 Town Centre Location The Property: Attractive ground floor property. DDA access. Floor to ceiling arched windows providing good natural light and window seating. The Business: Fully fitted out and operating as Tarantella Italian Restaurant.	BB/6474
Cockermouth	The Linden Tree 65-67 Main Street 100% Business Rates Relief	Ground floor: 664 sqft (61.69 sqm)	Business For Sale Offers in the region of £115,000 Are invited for the business, trade name, fixtures, fittings & goodwill Unit Rent: £10,000p.a. New Lease for a term of 5 years NO VAT PAYABLE	Retail Business For Sale Consistent Healthy Profits The Business: THE LINDEN TREE Provides beautiful jewellery, handbags, scarves, accessories and gifts. The business has been run by the current occupiers for approximately 10 years. Prior to this, the business was owned for 10 years to another party. The Property: The ground floor accommodation is fitted out to a very good standard. DDA access is provided. A sales counter, shelving, display cabinets and wall racking show off the various exclusive range of products on sale in the shop. The owner would be happy to facilitate a handover period and provide introductions to suppliers.	BB/7530
Cockermouth	4-5 Headford Court 72 Main Street	Ground Floor: 1,324 sqft (123.05 sqm) WC's External courtyard seating area	Rent: On application NO VAT PAYABLE	Former Café/Restaurant Outdoor Seating Area Ground floor self-contained property accessed immediately off Main Street. A former café/restaurant made up of a main restaurant area, kitchen, extension to the side of the property & modern male, female and disabled WCs. External cobbled courtyard providing outdoor seating area which is fully enclosed. Suitable for the former use and also office use, salon and generic retail.	BB/7508
Cockermouth	92 Main Street 100% Business Rates Relief	Ground Floor: 490 sqft (45.28 sqm)	Rent: £9,000 p.a. NO VAT PAYABLE	Good Trading Position The mid terraced ground floor unit has self-contained access. Open plan area with kitchen and WC facilities located at the rear of the unit. Suitable for a variety of uses: *hair salon*nail bar*hot food take away*Sandwich shop *Offices	BB/7608

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Cockermouth	Fairfield House Station Road	Existing Accommodation Areas: Ground Floor: 768 sqft (71.35 sqm) First Floor: 644 sqft (59.83 sqm) Potential Redevelopment to add a single storey extension area: 592 sqft (55 sqm) By adding the extension the overall ground floor area will be over £1,250 sqft	Rent for existing accommodation: £17,500 p.a. Rent for the accommodation with the inclusion of the proposed extension: In the region of £30,000 p.a. May Sell (price on application)	*Town Centre Location Next to Sainsburys *Extensive Enclosed Car Park * Variety of Commercial Uses *Opportunity to Increase Ground Floor Area Did Not Flood in 2009 or 2015 Two storey semi-detached building with extensive tarmac surfaced forecourt area providing spaces for approx. 12 cars. There is a potential redevelopment opportunity to the ground floor exterior to add a single storey extension, providing an additional 592 sq ft to the ground floor, taking the overall ground floor area to over 1,250 sqft. (FUL/2024/0016)	BB/7545
Cockermouth	4 & 4D Station Street	Unit 4: Let to Memoscan Ltd t/a Mama Mia Total Area: 2,016 sqft (178.22sqm) Unit 4D: Let to Fyne Fish Total Area: 1,313 sqft (121.99 sqm)	Freehold Investment For Sale Fully Occupied £375,000 Passing Rent £27,400 p.a. exl.	Freehold Retail Investment Fully Let & Income Producing Two self-contained ground floor retail units of a three storey terrace building. Unit 4 let to Memoscan Ltd t/a/ Mama Mia on a new 25 year lease with effect from December 2023 at a rent of £14,400 p.a, with rent reviews every 5 years. Tenant only breaks in December 2038 and 2043. Unit 4D: Let to Fyne Fish on a new 10 year lease with effect from November 2021 at a rent of £13,000 p.a. with rent reviews in 2024, 2027 and 2030. Tenant only breaks in April 2028 and 2030.	BB/6852
Cockermouth	6 Station Street 100% Business Rates Relief NO VAT PAYABLE	Net Sales Area: 556 sqft (51.63 sqm) Store: 29 sqft (2.68 sqm) WC	Long Leasehold For Sale With Vacant Possession £105,000 UNDER OFFER	Town Centre Location Suitable for a Variety of Commercial Uses Self-contained ground floor unit with large glazed frontage. Rectangular shape sales area with WC ad store room.	BB/7564
Cockermouth	11 Station Street 100% Business Rates Relief	Net Sales Area: 438 sqft (40.69 sqm) Basement: 367 sqft (34.10 sqm) NO VAT PAYABLE	Rent: £10,500 p.a. Assignment or sub -letting of the current lease expiry 3rd Sept 2026. Alternatively a new lease may be agreeable direct from the landlord.	Town Centre Location A self-contained ground floor unit with basement. The property has an extensive glazed window frontage, with personnel access door to Station Street. The ground floor is split into two areas at present. Rectangular in configuration and suitable for *salon*café*showroom *uses The flat above is held under separate ownership.	BB/7602
Cockermouth	39 Station Street 100% Business Rates Relief UNDER OFFER	Ground Floor: 388 sqft (36 sqm) First Floor: 775 sqft (72 sqm) Second Floor: 775 sqft (72 sqm) Basement: 388 sqft (36 sqm) NO VAT PAYABLE	Freehold For Sale with Vacant Possession: £175,000 Or To rent on a new lease for a term of years to be agreed; £17,500 p.a.	Prime Unit Redevelopment Opportunity Did Not Flood in 2009 or 2015 Three storey, mid-terrace property. The tenant is vacating in June 2024. The ground floor provides office/ sales area. An integral staircase leads down to a basement area, suitable for storage and access to the first and second floor offices.	BB/7519
Dalston	The Dalston Fryer 8 The Square	Ground Floor: Net Sales Area: 711 sqft (66.03 sqm) Kitchen: 490 sqft (45.53 sqm) Disabled WC and Staff WC	Rent: £35,000 p.a. New lease for a term of years to be agreed.	Hot Food Takeaway Fully Fitted out unit for continued use Ground floor only unit, fully fitted out Hot Food Takeaway, with kitchen, prep area, stores, staff areas, disabled WC and staff WC. The 3 storey property is located in the heart of the village in a prominent position. Customer parking to the front and established customer base.	BB/7633

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Dumfries	170/172 High Street 100% Business Rates Relief BEST BIDS DATE FRIDAY 18TH OCTOBER 2024	GF: 465 sqft (43.23 sqm) FF: 415 sqft (38.60 sqm) SF: 431 sqft (40 sqm) NO VAT PAYABLE	Freehold For Sale With Vacant Possession Offers in the region of £100,000 Are invited	Prime Retail Unit Three storey mid-terraced unit in a prime location in Dumfries town centre. The accommodation provides open plan, rectangular shaped space with the upper floors providing office & storage. WC's on first & second floors. A separate access in situ could allow for the upper floors to become self-contained.	BB/7330
Durham	5/6A North Road UNDER OFFER	Net Sales Area: 1,506 sq ft (139.91 sqm) Sales ITZA: 996 sq ft (92.53 sqm) First Floor: 624 sq ft Second Floor: 205 sq ft	Rent: £37,500 p.a.	**Good Trading Position** *Various Uses Considered* Mid terrace 3 storey building providing ground floor sales area and upper floor staff facilities and storage. Extensive glazed frontage and sliding electronic doors. DDA compliant.	BB/6978
Egremont	25 Main Street	Ground Floor: 1,379 sqft (128.07 sqm) First Floor: 706 sqft (65.66 sqm) Second Floor: 288 sqft (26.78 sqm) 100% Business Rates Relief NO VAT PAYABLE	FOR SALE FREEHOLD PROPERTY & BUSINESS £225,000 WITH VACANT POSSESSION RESTAURANT & AIRBNB	Freehold & Business For Sale Mid terraced restaurant and Airbnb property, suitable for re opening or conversion to alternative commercial and residential uses throughout. Fully renovated ground floor, providing open plan restaurant with integral bar. Providing approximately 50 covers. To the rear, walk-in freezer room plus large open plan commercial kitchen with full extraction system, cooking and washing appliances are fitted. WCs from the corridor. Upper floors provide 3 no. self contained Airbnb units. Externally, extensive rear space for garden & parking.	BB.7470
Egremont	29 Main Street	Ground Floor - Shop/kitchen: 717 sqft (66.65 sqm) First floor flat: 467 sqft (43.35 sqm) External Space: Cold store: 65 sqft (6 sqm) Store: 975 sqft (90.53 sqm) Garage: 444 sqft (41.25 sqm) Additional land to the eastern end of the site. No outline planning permission has been obtained.	FREEHOLD FOR SALE WITH VACANT POSSESSION £225,000	Prominent Town Location* Commercial Ground Floor Unit*First Floor 2 Bed Flat above*Outbuildings & Land Development Opportunity A former family butchers shop, operating for many years is available for sale. Suitable for a variety of commercial uses. The ground floor retail unit is of rectangular shape with kitchen. The first floor is a self- contained 2 bed flat with access from the kitchen area. Additional outbuildings to the rear of the property as well as a potential redevelopment opportunity to the eastern end of the site. Interested parties are encouraged to speak directly to Cumberland Council re planning permission.	BB/7538
Egremont	63/64 Main Street & Land UNDER OFFER	NO VAT PAYABLE	For Sale: OFFERS INVITED for the sale of the freehold building with vacant possession.	Redevelopment Opportunity End terraced three storey building, which has not been in use for many years and requires full refurbishment or potentially demolition. Land to the rear is unregistered, but in the process of being registered by the owner & their solicitor. Please note; Interested parties are recommended to speak with the local authority to determine their intended end use and any planning consent for the building.	BB/7484

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Kendal	27 Allhallows Lane	Zone A Sales :485 sqft Zone B Sales: 364 sqft First Floor: 900 sqft	For Sale (may let) Price on Application	Mid terrace retail unit close to Kendal town centre. Suitable for a variety of uses.	RP/6208
Kendal	21 Stricklandgate	Net Sales Area: 626 sqft FF: 696 sqft SF: 690 sqft Basement	Rent: £27,500 p.a.	Prime Retail Unit Good Fit Out Open plan ground floor sales area, modern in specification. Integral stairs leading to the upper floors for storage. WCs on the second floor.	BB/7566
Keswick	The Bridge High Hill UNDER OFFER	Useable Floor Area: 1,968 sq ft (182.84 sqm) * No VAT Payable *	Café/ Restaurant Rent from: £40,000 p.a. As an introductory rent Rent of the whole building, including luxury apartment: POA Alternative uses would be let at a lower rental rate, subject to covenant strength, use & handover condition required	Café/Restaurant (All Fixtures & Fittings included) Alternative uses considered: <ul style="list-style-type: none"> Salon Premises Convenience Store, Farm Shop, or Deli Bike Hire or other outdoor adventure sports office showroom Estate Agents or Holiday Accommodation Office SClose to Keswick Town Centre Next Door to Premier Inn Letting of the Luxury Apartment Above Considered Ground floor self-contained unit fitted out to a good standard throughout. Car parking for approx.14 vehicles and outdoor seating patio area.	BB/7227
Keswick	30 Station Street	Ground Floor: Occupied by the Cumberland Building Society Branch: 1,151 sqft(106.97 sqm) First Floor Holiday Accommodation: Kitchen/Diner: 307 sqft(28.54 sqm) Bedroom Master: 194 sqft(17.99 sqm) Bedroom Twin: 153 sqft(14.25 sqm) Cleaning Room: 62 sqft (5.75 sqm) WC * No VAT Payable *	Freehold Interest For Sale Offers in the region of £575,000 Occupied Ground Floor: On sale completion the vendor agrees to enter into a new IRI lease for a term of 20 years at a rent of £20,000 p.a. Break: End of years 5, 10 & 15 Rent Reviews: End of years 5, 10 & 15 First Floor Holiday Accommodation: Average net income after costs & services for 2022 and 2023 years is approx. £13,500 p.a.	Lake District Location Rare Sale & Leaseback Investment Opportunity Two storey mid-terraced property. The ground floor comprises a self-contained commercial unit, currently operating as the Cumberland Building Society Branch. The first floor is a self-contained holiday flat, comprising of entrance hallway, two double bedrooms, kitchen/diner, separate WC & cleaning room. Fitted out to a good standard throughout. The holiday accommodation is managed by a third party. The holiday let accommodation will continue as is, but could be converted to alternative uses or other forms of residential, subject to planning.	BB/7600
Maryport	49 Senhouse Street 100% Business Rates Relief UNDER OFFER	GF: 508 sqft (47.19sqm) FF: 436 sqft (40.49 sqm) Attic: 127 sqft (11.78 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION Offers in the region of £80,000	Two storey mid-terraced property. Ground floor retail space with kitchen, wc and staff/ancillary space to the rear. Upper floors were previously 1 bed flat and attic. In need of refurbishment.	BB/7102

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Penrith	Ground Floor New Build Retail Unit Carleton Meadows	Ground Floor: 1,238 sqft (115.01 sqm)	LONG LEASEHOLD FOR SALE POA Alternatively a letting may be considered at a quoting rent of £18,750 p.a. plus VAT	NEW BUILD GROUND FLOOR UNIT DEDICATED PARKING The new build unit forms part of a large Persimmon residential development, situated on Carleton Meadows Phase 2, located east of Penrith town centre. The ground floor is currently at the final stages of completion. An open plan layout, finished to shell condition, for the purchaser or tenant to fitout accordingly. Benefits from parking and accessible WC. Suitable for a variety of commercial uses: *retail shop *café *beauty salon *dog groomers	BB/7605
Penrith	41 King Street	GF Restaurant & Bar Area: 990 sqft (92sqm) Kitchen, Prep & Storage: 410 sqft(38 sqm) Entrance Area & WCs: 200 sqft (18.3 sqm) First Floor Offices: 850 sqft (79 sqm) Second Floor Offices: 900 sqft (83.5 sqm) Second Floor Storage: 150 sqft (14 sqm) Residential Flats: Flats 1-4: 2 bed flats Flats 5 & 6: 2 bed flats	FREEHOLD INVESTMENT FOR SALE £775,000 MIXED COMMERCIAL & RESIDENTIAL Average rental income around £70,000 p.a.	TOWN CENTRE LOCATION A Grade II listing building over three floors. The ground floor is fitted out and trades as a good quality restaurant. The first and second floors at the front of the building are currently fitted out as office suites with their own dedicated access off King Street. The rear section of the building has been converted to provide a mixture of 4 no. 1 bed flats and 2 no. 2 bed flats which are privately rented on Assured Shorthold Tenancy agreements.	BB/7060
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	NEWTON RIGG ESTATE A range of buildings, suitable for a variety of uses, subject to planning. Office*Retail*Leisure	RP/6859
Penrith	Unit H1 3 Bowling Green Lane Penrith New Squares AVAILABLE	GF: 1,909 sq ft FF: 1,939 sq ft	Rent: £15,000 p.a.	TWO STOREY UNIT Unit is constructed to a shell condition. Attractive display double frontage.	BB/4572
Penrith	Unit I Penrith New Squares AVAILABLE	Net Sales Area: 1,824 sq ft (169.46 sqm)	Rent: £20,000 p.a.	FULLY FITTED OUT UNIT ATTRACTIVE RETURN FRONTAGE Former delicatessen and café. Suitable for same use, retail, office or small showroom.	BB/4572
Penrith	Unit J1 1 Brewery Lane Penrith New Squares AVAILABLE	1,340 sq ft	Rent: £12,000 p.a.	CENTRALLY LOCATED Unit is constructed to a shell condition. Attractive return frontage.	BB/4572
Penrith	Unit J4 7 Brewery Lane Penrith New Squares AVAILABLE	1,129 sq ft	Rent: £11,250 p.a.	ATTRACTIVE DISPLAY FRONTAGE Unit is constructed to a shell condition.	BB/4572
Penrith	Unit K1 9 Brewery Lane Penrith New Squares AVAILABLE	1,492 sq ft	Rent: £12,750 p.a.	ATTRACTIVE DISPLAY FRONTAGE Unit is constructed to a shell condition.	BB/4572
Penrith	Unit L1 13 Brewery Lane Penrith New Squares AVAILABLE	2,042 sq ft	Rent: £15,000 p.a.	ATTRACTIVE DISPLAY FRONTAGE-NEXT TO FULLY FITTED OUT UNIT	BB/4572
Penrith	Two Lions Hotel Great Dockray Penrith New Squares AVAILABLE		To Let/ May Sell	Former Hotel/Pub has been refurbished to a shell finish ready to be fitted out.	BB/4572

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Stranraer Dumfries & Galloway	Culhorn Rural Centre Commerce Road UNDER OFFER	107—11,830 sq ft (10—1,099 m²)	Rent: On application	PROPOSED BUSINESS DEVELOPMENT The proposed development will provide a shared site between a newly developed Veterinary Practice and the proposed Culhorn Rural Centre. This brand new business accommodation will provide multi occupancy accommodation and will be suitable for a variety of users.	BB/6408
Whitehaven	21 & 21a Church Street	Ground Floor (21): 412 sqft (38.23 sqm) First Floor (21A): 336 sqft (31.23 sqm) Second Floor (21A): 317 sqft (29.49 sqm) Basement: 268 sqft (24.94)	FREEHOLD INVESTMENT FOR SALE £77,500 LET RETAIL UNIT WITH VACANT RESIDENTIAL FLAT ABOVE Passing rent: 6 year lease at a rent of £5,200 p.a. + VAT rising to £6,000 p.a. +VAT at the beginning of year 3. From 1st October 2024.	TOWN CENTRE LOCATION A three storey mid-terraced building. The ground floor accommodation has recently been Let on a new lease, operating as a local salon. The vacant first & second floors have a dedicated access to the residential accommodation, providing 4 rooms plus a bathroom, in need of refurbishment.	BB/7523
Whitehaven	9 King Street 100% Business Rates Relief *NO VAT PAYABLE*	GF Sales Area: 647 sqft (60.13 sqm) FF:670 sqft (62.27 sqm) SF: 429 sq ft (39.86 sqm)	FOR SALE Offers in the region of £57,500 are invited for the freehold interest with vacant possession	PRIME AIR CONDITIONED RETAIL UNIT Mid terraced retail unit arranged over 3 floors. The ground floor is fitted out to modern specification. First floor comprises of two rooms plus kitchen and WC. Second floor provides two large rooms, suitable for storage.	BB/7510
Whitehaven	32 King Street	Ground Floor Sales: 1,482 sqft (137.68 sqm) Rear store/Loading: 139 sqft (12.90 sqm) First Floor: 370 sqft (34.37 sqm) Second Floor: 486 sqft (45.15 sqm)	To Let (may sell) £12,500 p.a. NO VAT PAYABLE	Large Ground Floor Sales Area Mid terraced three storey retail unit with spacious ground floor sales area with rear store and loading area. The first and second floors are currently used as storage, but provide options for various uses. Two separate access at the rear elevation, so the upper floors could become self-contained.	BB/7594
Whitehaven	53 King Street	Net Sales Area: 742 sq ft 68.93 sq m) First Floor Office: 243 sq ft (22.60 sq m) Second Floor Stores: 499 sq ft (46.39 sq m)	Investment For Sale * Offers in the region of £125,000 are invited for the freehold	FREEHOLD PROPERTY INVESTMENT A three storey, mid terrace unit. Let for a term of 10 years from June 2018 to Ramsden's Financial Ltd at a passing rent of £12,000 p.a. rising to £15,000 p.a. from year 4. Upward only rent review at the end of year 5.	BB/6064

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Whitehaven	Unit 2 Lowther Buildings 21 Lowther Street * 100% Business Rates Relief *	Net Sales Area: 1,230 sqft (114.28 sqm) Stock Room: 272 sqft (25.24 sqm) Rear service access and WC facilities	Rent: £12,500 p.a.	**Prime Unit** **Town Centre Location** Self-contained modern, ground floor unit which is ready for immediate occupation. Open plan, rectangular shaped layout, suitable for a variety of uses including: *hairsalon*café*sandwichbar* estate agents and other commercial uses, subject to planning.	BB/7544
Whitehaven	23-24 Lowther Street (ex WILKO)	Ground Floor Retail: 34,547 sq ft (3,209.5 sqm) First Floor Ancillary: 2,692 sq ft (250.09 sqm)	Available To Let Rent on Application Sale of freehold may be considered	**Town Centre Location** **For a Variety of uses** Available To Let as a whole or in parts on a new lease for a term to be agreed. Alternatively a sale of the freehold may be considered.	BB/7393
Whitehaven	80 Lowther Street * 100% Business Rates Relief * UNDER OFFER	Net Internal Area: 2,216 sqft (205.84 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION OR WITH RETAINED TENANT £195,000 NO VAT PAYABLE	Freehold Opportunity Attractive two storey, corner, end terraced building. Operating as social club for Whitehaven Rugby League Supporters Club (WRLSC). Ground floor provides open plan bar area with large function room. The first floor provides bar area, function room, darts room, including pool table and small office/stores. Large car park to the rear of the property .	BB/7489
Whitehaven	43 Market Place 100% Business Rates Relief	Ground Floor: 471 sqft (43.79 sqm) First Floor: 402 sqft (37.31 sqm) Second Floor: 402 sqft (37.31 sqm) Basement	Freehold For Sale with Vacant Possession £85,000 NO VAT PAYABLE	Prime Retail Location Three storey mid-terraced property which has recently been operating as a sandwich shop. Suitable for a variety of commercial uses. Open plan ground floor space with an integral staircase providing access to the upper floors. With kitchen and WC on the first floor.	BB/7539
Whitehaven	8 Roper Street 100% Business Rates Relief	GF Sales: 493 sq ft (45.8 m²) UNDER OFFER	Rent: £10,000 p.a.	Convenient Location Open plan sales area. Rear storage area, kitchen & wc.	MB/5517
Wigton	13 High Street * 100% Business Rates Relief *	Floor Areas: Ground Floor: 468 sq ft (43.55 sqm) First Floor: 173 sq ft (16.08 sqm) Second Floor: 289 sq ft (26.93 sqm) Total Area: 930 sq ft (86.56 sqm)	Freehold with Vacant Possession For Sale NO VAT PAYABLE Offers in the region of £80,000 are invited	Town Centre Retail Unit Conversion Potential (stp) 3 storey mid terrace property most recently used as an education centre. Fitted out for work/office use. Front and rear access. Parking for 4 vehicles to the rear of the property.	BB/7146
Wigton	93 High Street * 100% Business Rates Relief * UNDER OFFER	Floor Areas: Ground Floor: 1,018 sqft (94.58 sqm) First Floor: 990 sqft (91.97 sqm)	Rent: £18,000 p.a.	Town Centre Location Suitable for Various Uses Dedicated Car Parking Refurbished to a High Standard Two storey property, providing refurbished office accommodation to the first floor, finished to a high standard and Kitchen, WCs & storage is provide on the ground floor which has most recently used as a commercial laundry. Suitable for a variety of uses:*offices*salon*storage* Childrens nursery.	BB/7514

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Windermere	Rosthwaite New Road	Ground floor commercial unit: 3,500 sq ft (325.16 sqm)	Rent On application For ground floor commercial unit Alternatively, a SALE of the 0.3 acre site as is now may be considered. Offers in the region of £1.5 Million Are invited for the sale of the freehold interest	Prime Lake District Location Rosthwaite site currently provides two holiday rental properties with dedicated parking. The owner of the site has secured planning permission for a new development to provide a ground floor commercial unit of circa 3.500 sqft, plus 10 units above. The Application can be viewed on the Lake District National Park Planning Application portal, reference number 7/2022/5218. There is therefore an opportunity for a well established commercial user to explore taking a lease within the ground floor of the proposed development on New Road. Alternative options for the site may be acceptable.	BB/7527
Workington	16-18 Finkle Street * 100% Business Rates Relief *	GF: 678 sqft (63.04 sqm) FF: 925 sqft (22.91 sqm)	Rent: £10,000 p.a. NO VAT PAYABLE	Suitable for a Variety of Commercial Uses Two storey, mid terraced building located in a good secondary trading location. Open plan ground floor sales space with steps down to the rear office/stores. Storage, kitchen & WC are on the first floor.	BB/7215
Workington	24-26 Fisher Street * 100% Business Rates Relief *	Ground floor commercial net sales Area: 1,170 sqft (108.70 sqm) Store: 75 sqft (6.94 sqm) Basement: 268 sqft (24.9 sqm) Residential Area: First Floor Flat: 1,186 sqft (110.18 sqm) Second Floor Flat: 478 sqft (44.41 sqm) Garage: 160 sqft	FREEHOLD FOR SALE WITH VACANT POSSESSION £190,000 NO VAT PAYABLE	Mixed Commercial & Residential Freehold Opportunity Three storey end of terrace, corner building providing ground floor retail unit and upper floor residential 4 bedroom flat with bathroom, kitchen, living and dining areas. In addition a garage to the rear provides dedicated car parking. Further storage is provided above the garage.	BB/7632
Workington	25 Pow Street	Ground Floor: 1,645 sqft(152.84 sqm) First Floor: 519 sqft(48.27 sqm) Second Floor: 252 sqft (23.48 sqm) Basement: 381 sqft (35.46 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION SOLD AS SEEN £125,000	Redevelopment Potential Commercial with Resi above Town Centre Location A former public house, suitable for café, salon, restaurant, bar or shop. Potential to create an upper floor residential flat.	BB/7589
Workington	54-56 Pow Street	Ground Floor Sales: 1,005 sqft (93.33 sqm) Ground Floor Ancillary: 109 sqft (10.16 sqm) First Floor Sale/Stock Room: 1,249 sqft (116.06 sqm)	Rent: £13,750 p.a.	Prime Corner Unit Two storey, corner unit laid out to ground floor sales with ancillary staff and storage accommodation. The first floor has previously been utilised as storage.	BB/7591
Workington	2-4 Wilson Street * 100% Business Rates Relief *	Ground Floor: Commercial Unit: 706 sqft (65.63 sqm) First Floor: Former Salon: 751 sqft (69.76 sqm) Second & Third Floor: Residential 2 Bed Flat: 1,078 sqft (100.15 sqm)	Freehold For Sale of the whole building £162.500 OR Ground Floor To Rent £1,000 per month NO VAT PAYABLE	Part Let Investment Prominent Building Three storey building providing: *vacant ground floor commercial unit *vacant first floor commercial studio *occupied second & third floor residential 2 bed flat. The vacant ground floor accommodation, formerly owner occupied, is suitable for a range of commercial uses.	BB/7453