

6852//BB

COCKERMOUTH

UNIT 4D STATION STREET
CA13 9QW

INVESTMENT FOR SALE

**** NEXT TENANT BREAK - APRIL 2028 ****

**** VAT FREE ****



**** LET AND INCOME PRODUCING ****

**** PASSING RENT £13,000 PER ANNUM EXCLUSIVE ****

SALE PRICE: £180,000

LOCATION

Cockermouth is a busy market town and benefits from a convenient position between The Lake District and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county.

The two main high streets of Main Street and Station Street are made up of a mixture of national operators including Greggs, Boots, Costa, Sainsbury's, Dominos and One Stop, but also strong independent traders including Strolling For Shoes, Cumberland Building Society and Lindsay Butchers have a presence, and have done for many years now.

For indication purposes only, the location of the subject property is shown circled red overleaf.

DESCRIPTION

4D Station Street is a self contained ground floor retail unit, part of a three storey mid terraced building. The unit benefits from a single dedicated parking space to the rear and attractive window display frontages. The residential flats above to the upper floors have been sold off previously on a long leasehold basis. The premises are occupied by Fyne Fish, as a fishmongers, who have been long established in the town of Cockermouth.

ACCOMMODATION/AREAS

Unit 4D - Fyne Fish

Front Sales Area	78.75 sq m	848 sq ft
Rear Prep Area/ Classroom	43.24 sq m	465 sq ft
Total	121.99 sq m	1,313 sq ft

SERVICES

We understand mains water, electricity and drainage are connected to the property.

EPC

The property has an energy performance asset rating of C-53.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £11,500. The Small Business Non-Domestic Rate in the £ for the current 2024/2025 rate year is 49.9p.

TENURE

Unit 4D is currently let to Fyne Fish on a **10 year lease** with effect from November 2021 at a rent of £13,000 per annum with rent reviews in 2024, 2027 and 2030. Tenant only breaks in April 2028 and 2030.

TERMS

Offers in the region of **£180,000** are invited for the sale of the long leasehold interest.

COSTS

Each party will be responsible for their own costs incurred in connect with any transaction.

VAT

The property is not VAT registered, there VAT will not be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact: -

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Details Prepared:
January 2025

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

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