

7519/BB

COCKERMOUTH

39 STATION STREET

FOR SALE/TO LET

****PRIME UNIT****

****REDEVELOPMENT OPPORTUNITY****

****NO VAT PAYABLE****

LOCATION

Cockermouth is a busy market town and benefits from a convenient position between The Lake District National Park and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county. During the summer months the town benefits from consistently high footfall numbers due to its proximity to The Lakes.

39 Station Street is prominently positioned in a prime retail location in the town centre of Cockermouth, close to Sainsburys, Costa and Dominos.

DESCRIPTION

The property comprises a three-story mid terraced building of stone construction under a pitched slate roof. The accommodation has most recently been operated as an estate agents office by H&H Land & Estates. The tenant is vacating in June 2024.

Internally, the ground floor provides an office/sales area. An integral staircase leads down to a basement area, suitable for storage, and access to the first and second floor offices.

ACCOMMODATION

Ground Floor	(36 sq m)	(388 sq ft)
First Floor	(72 sq m)	(775 sq ft)
Second Floor	(72 sq m)	(775 sq ft)
Basement	(36 sq m)	(388 sq ft)

RATING ASSESSMENT

The valuation office agency website describes the property as Shop and premises and indicates the building has a 2024 list rateable value of £5,900.

The national non-domestic rate in the £ for the current rate year is 49.9p. 100% Business Rates Relief may be attainable.



SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-99.

SALE PRICE + LEASE TERMS

The property is available to purchase on a freehold basis at a sale price of **£175,000**.

Alternatively, the building is available TO LET at a rent of **£17,500 per annum exclusive**.

COSTS

Each party will be responsible for their professional and legal costs incurred. Subject to covenant strength, a rental deposit may be required to be lodged on completion, in the event of a letting.

VAT

We understand the property is not elected for VAT and therefore VAT will not be payable on the rent or sale price.

VIEWINGS

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

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Amelia Harrison
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Details Amended
July 2024



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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