

Contact Surveyors:  
 RP Richard Percival  
 IH Iain Henderson  
 BB Ben Blain  
 MB Mike Beales  
 AH Amelia Harrison

Suite 2, Telford House, Riverside,  
 Warwick Road, Carlisle. CA1 2BT  
 Regulated by RICS  
 Tel: 01228 544733  
 E-Mail: [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk)

**Carigiet  
 Cowen**

Commercial Property Consultants

[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

# RETAIL PROPERTY REGISTER

## JULY 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	<b>FREEHOLD MIXED USE INVESTMENT FOR SALE</b>  <b>£395,000</b>  <b>NO VAT PAYABLE</b>	<b>Rare Investment Opportunity</b> 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  <b>100% Business Rates Relief</b>  <b>AVAILABLE</b>	Net Sales Area: 463 sqft (43.01 sqm) First Floor: 274 sqft (25.46) Second Floor: 358 sqft (33.26 sqm) Basement:	<b>FREEHOLD FOR SALE WITH VACANT POSSESSION</b>  <b>£80,000</b>	<b>Prime Retail Unit</b> 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	<b>NO VAT PAYABLE</b>  Offers in the region of <b>£225,000</b> are invited for the freehold with vacant possession	<b>Freehold For Sale</b> 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  <b>100% Business Rates Relief</b>	Areas: Kiosk: 655 sq ft (60.85 sqm)	Rent: £20,000 p.a.  For a new lease terms to be agreed.	<b>DRIVE THRU KIOSK Prominent Roadside</b> 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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Unit 3 Carlyle's Court	Ground Floor: Restaurant & Kitchen 1,145 sqft (106.36 sqm)  First Floor: Kitchen, Stores, WCs 742 sqft (68.92sqm)	Rent: £12,000 p.a.	<b>RESTAURANT UNIT COMMERCIAL KITCHEN</b> Providing open plan space on the ground floor with extensive glazed frontage, and DDA access and fully fitted commercial kitchen with extraction. The first floor has an additional kitchen, prep areas, stores and WCs. Previously a restaurant, the property is suitable for continued use or suitable for a variety of commercial uses, subject to landlords consent.	BB/7412
Carlisle	35 Castle Street  <b>100% Business Rates Relief</b>  <b>UNDER OFFER</b>	Ground Floor: 729 sq ft (67.76 sqm) Mezzanine: 367 sq ft (34.18 sqm) Basement:	<b>Rent Reduced:</b>  <b>£12,000 p.a. NO VAT PAYABLE</b>	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
Carlisle	37 Castle Street  <b>100% Business Rates Relief</b>  <b>UNDER OFFER</b>	Sales Area: 1,136 sq ft (105.63 sqm) Mezzanine: 291 sq ft (27.05 sqm) Basement:	<b>Rent Reduced:</b>  <b>£12,000 p.a. NO VAT PAYABLE</b>	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	43 Cecil Street  <b>100% Business Rates Relief</b>  <b>UNDER OFFER</b>	Area: Ground Floor: 302 sqft (28.05 sqm) First Floor: 358 sqft (33.23 sqm)	Rent: £750 per month (£9,000 p.a.)  <b>NO VAT PAYABLE</b>	<b>City Centre Location Good Internal Fit-Out</b> Two storey, mid-terraced property most recently operating as a physical therapy clinic. Similar or office use would be permitted. Refurbished recently. A mix of rooms on each floor with WC and kitchen facilities. Ramp access from street level and a small enclosed rear yard with bin store.	MB/7515
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)	<b>FOR SALE £595,000</b>  <b>FREEHOLD BUSINESS INVESTMENT</b>  <b>NO VAT PAYABLE</b>	<b>Luxury Serviced Apartments Business Investment</b> ♦ 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	4 Devonshire Street  <b>UNDER OFFER</b>	Net Sales Area: 796 sqft (73.95 sqm)  First Floor: 511 sqft (47.45 sqm) Second Floor: N/A basic storage Basement: 289 sqft (26.85 sqm)	Rent: £26,750 p.a.  <b>NO VAT PAYABLE</b>	<b>PRIME RETAIL UNIT 100M FROM NEW UNIVERSITY DEVELOPMENT</b> A three storey Grade II listed property providing rectangular shape ground floor retail space with basement. Offices on the first floor and basic second floor storage/ancillary area. Suitable for various commercial uses.	BB/7461

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	26-40 English Street  <b>Viewing is highly recommended to fully consider the opportunity that is available</b>	Ground Floor: 31,718 sqft (2,946 sqm) Basement: 9,668 sqft (898 sqm) First Floor: 31,455 sqft (2,922 sqm) Second Floor: 13,483 sqft (1,250 sqm) Third Floor: 9,141 sqft (849 sqm)	Rent; On Application	<b>PRIME RETAIL UNIT PROMINENT LOCATION</b> Arranged over 5 floors and currently fitted out for department store use. Various accesses are provided to the front, rear and side. Interested parties are encouraged to view the space and floor plans available. Suitable for: *Retail*Leisure*Office* *Residential (subject to planning) The accommodation is available in a range of sizes, subject to use, suitability and covenant strength.	BB/7394
Carlisle	26-40 English Street Unit A & B  <b>Viewing is highly recommended to fully consider the opportunity that is available</b>	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	<b>PRIME RETAIL UNIT PROMINENT LOCATION</b> 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: <b>retail*office*salon*café*</b> *restaurant. Additional accommodation can be made available either side of this space, subject to requirements.	BB/7394
Carlisle	26-40 English Street Rear warehouse areas  <b>Viewing is highly recommended to fully consider the opportunity that is available</b>	Available from: 2,215 sqft	Rent & Service Charge + VAT On Application	<b>PRIME RETAIL UNIT PROMINENT LOCATION</b> Part of the former House of Fraser demise, facing Blackfriars Street and St Cuthberts Church which is a cut through location to M&S Food Hall, I Love Café. The property can be configured to a variety of specifications and could benefit from new frontages and windows to St Cuthberts Lane and Black Friars Street. Suitable for a range of commercial uses: <b>retail*offices*leisure* gymnasium*studio gallery *kids soft play and other suitable uses*</b>	BB/7394
Carlisle	26-40 English Street Third Floor  <b>Viewing is highly recommended to fully consider the opportunity that is available</b>	Area: 5,698 sqft (529.40 sqm)	Rent: From £1 per sq ft Per annum + VAT + Service Charge	<b>PRIME RETAIL UNIT PROMINENT LOCATION</b> 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: <b>Office*studio*</b>	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.	<b>REFURBISHED PRIME RETAIL UNIT 100M FROM NEW UNIVERSITY DEVELOPMENT</b> Prime retail/office unit over 3 floors. Double fronted & glazed frontage. DDA accessibility. Rear access.	BB/7384

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	<b>Brewed Awakenings Ltd</b> 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)  <b>NO VAT PAYABLE</b>	<b>Café &amp; Restaurant Business For Sale</b> <b>Due to Retirement</b>  <b>Sale Price for The Business REDUCED</b> Offers in the region of <b>£95,000</b> are invited for the Business Trade name Fixtures & fittings and goodwill <b>Lease:</b> £40,000 p.a.	<b>BREWED AWAKENINGS LTD CAFÉ &amp; RESTAURANT City Centre Location</b> 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
Carlisle	Franco's Restaurant 5-6 Green Market  <b>UNDER OFFER</b>	Floor Areas: GF Restaurant: 603 sqft (56.07 sqm) FF Restaurant: 297 sqft (27.62 sqm) FF Kitchen: 305 sqft (28.34 sqm) Male & Female WC's Basement	<b>Restaurant Business For Sale</b> <b>Due to Retirement</b> <b>Sale Price for The Business REDUCED</b> Offers in the region of <b>£100,000</b> are invited for the business, trade name, fixtures & fittings & goodwill .	<b>*Long Established Italian Restaurant*</b> <b>*Prominent &amp; Iconic City Centre Building*</b> <b>*Highly Profitable Business*</b> <b>Franco's Ristorante</b> opened its doors from this building in 1993 offering traditional authentic Italian cuisine, serving a variety of options. <b>Selling, due to retirement,</b> the business boasts strong trading accounts and viewing is highly recommended to appreciate the opportunity available. Tenure & Lease To Let by way of an assignment or underletting of the existing lease.	BB/7294
Carlisle	Commercial Unit London Road  <b>UNDER OFFER</b>	4,502 sqft (418.3 sqm)	Rent: £24,000 p.a.	<b>Retail Showroom/Trade Counter/Workshop/ Warehouse Space with Secure Parking &amp; Yard</b> Highly prominent roadside unit, suitable for a variety of uses. Assignment of the existing lease which expires December 2026. New lease direct from the landlord.	RP/7502
Carlisle	6 London Road  <b>100% Business Rates Relief</b>  <b>GOING TO AUCTION WITH CUMBRIA AUCTION HOUSE THURSDAY 18TH JULY 2024</b>	Ground Floor: 413 sqft (38.34 sqm) First Floor: 231 sqft (21.48 sqm) Rear Yard  <b>NO VAT PAYABLE</b>	<b>Freehold For Sale</b>  <b>SOLD AS SEEN With vacant possession</b>	<b>Suitable for Hot Food Takeaway (STP)</b> Two storey, end terrace property fronting onto London Road on the junction leading to St Nicholas Street and Botchergate. Opportunity to have a advertising hoarding on the side of the building also.	BB/7448

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
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	<b>Business For Sale with Leasehold Tenure</b>  <b>Business: Sale Price; £125,000</b>  <b>Rent: £20,000 p.a.</b>  <b>NO VAT PAYABLE</b>	<b>Leisure Business For Sale</b> Laser Quest is a long 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: <b>Term:</b> 10 to 15 years <b>Break:</b> end of years 5 & 10 <b>Rent:</b> £20,000 per annum <b>Rent Review:</b> End of year 5 & 10 <b>Repair:</b> Effective FRI by way of Service Charge <b>Utilities:</b> Tenant responsible for own usage of electric.	BB/7449
Carlisle	330 London Road	Useable Floor Area: 1,039 sqft (96.48 sqm) External garage Rear parking area  <b>NO VAT PAYABLE</b>	<b>FREEHOLD FOR SALE With vacant possession</b>  <b>£200,000</b>  <b>Alternatively Available To Rent for a term of years to be agreed at £20,000 p.a.</b>	<b>SUITABLE FOR VARIOUS USES</b> Former Veterinary surgery providing a former residential bungalow, modified by the current owners. Please note, 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	<b>10 YEAR LEASE WITH EFFECT FROM 1ST DECEMBER 2023 At a passing rent of £45,000 p.a.</b>  <b>NO VAT PAYABLE</b>	<b>FREEHOLD INVESTMENT FOR SALE Plus redevelopment opportunity on the upper floors</b>  <b>£695,000</b>	<b>INVESTMENT PLUS REDEVELOPMENT OPPORTUNITY</b> 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
Carlisle	Lower Ground Floor 22 Lowther Street  <b>100% Business Rates Relief</b>	Floor Area: 936 sq ft (87 sqm)	Rent: £17,500 p.a.	<b>HIGH QUALITY SPEC</b> 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.	<b>HIGH SPECIFICATION ON-SITE PARKING 5 CARS</b> 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.  <b>Various Commercial Uses Considered</b>	<b>Large Car Park Adjacent</b> 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

TOWN	ADDRESS	AREAS	RENT/ PRICE	DESCRIPTION	CONTACT
Carlisle	3 Market Arcade Scotch Street <b>100% Business Rates Relief</b>	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. <b>100% Business Rates Relief</b>	BB/7050
Carlisle	6 Market Arcade Scotch Street	Ground Floor: 373 sq ft (34.65 m²)	Rent: £12,000 pa	Attractive retail unit triple glazed frontage providing open plan sales area. <b>100% Business Rates Relief</b>	BB/5742
Carlisle	17/18 St Cuthbert's Lane	Net Sales Area: 968 sq ft (90 sqm)	Rent £1,250 per month	<b>**Recently Refurbished**</b> 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.  <b>NO VAT PAYABLE ON RENT</b>	<b>High Visible Trading Position Dedicated Car Parking Suitable for a Variety of Uses</b> St Nicholas Street lies off London Road, one of the busiest arterial routes through Carlisle. <b>Unit 1: Can provide:</b> Rectangular, open plan shaped showroom with extensive window frontage. Staff kitchen & WC'. <b>Unit 2A: Can provide:</b> Corner unit providing rectangular showroom space with extensive window frontage. DDA access, kitchen & WC's. <b>Unit 2B: Can provide:</b> 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 <b>(Former TESCO)</b>	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	<b>*Large Retail Unit*</b> <b>*City Centre Location*</b> <b>Close to Proposed University Campus</b> <b>Dedicated Basement Parking</b> Substantial retail warehouse premises over three floors with basement car park for 30 no. vehicles. Suitable for a range of large scale retail uses: <b>*supermarket</b> <b>*retail warehouse</b> <b>*leisure*hotel</b> <b>*potential trade counter</b>	BB/7403



TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
<b>Carlisle Carleton</b>	NARA Spa & Kitchen Scalesceugh Hall Carleton		Rent: On application  <b>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.</b>	<b>Rare Business Opportunity To Operate Wellness Centre &amp; Bistro</b> 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
<b>Westlinton Carlisle</b>	Alstonby Grange	Floor Area: 822 sqft (76.34 sqm)	Rent: £1,250 per month	<b>Modern Accommodation DDA Access</b> 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
<b>Cleator Moor</b>	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  <b>NO VAT PAYABLE</b>	<b>Freehold Property</b> 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
<b>Cockermouth</b>	Tarantella Italian Restaurant 22 Main Street  <b>100% Business Rates Relief</b>	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. <b>NO VAT PAYABLE Selling due to retirement</b>	<b>Business For Sale</b> Offers in the region of <b>£110,000</b> Are invited for the business, fixtures, fittings & goodwill <b>Unit Rent: £14,750 p.a. New 10 year Lease</b>	<b>Restaurant Business For Sale with Leasehold Tenure Established since 2007 Town Centre Location</b> <b>The Property:</b> Attractive ground floor property. DDA access. Floor to ceiling arched windows providing good natural light and window seating. <b>The Business:</b> Fully fitted out and operating as Tarantella Italian Restaurant.	BB/6474

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Cockermouth	The Linden Tree 65-67 Main Street  <b>100% Business Rates Relief</b>	Ground floor: 664 sqft (61.69 sqm)	<b>Business For Sale</b> Offers in the region of <b>£115,000</b> Are invited for the business, trade name, fixtures, fittings & goodwill  <b>Unit Rent: £10,000p.a.</b> <b>New Lease for a term of 5 years</b>  <b>NO VAT PAYABLE</b>	<b>Retail Business For Sale Boasting Consistent Healthy Profits</b>  <b>The Business: THE LINDEN TREE</b> 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. Therefore the business is extremely well established, trading for around 20 years in the town centre. <b>The Property:</b> 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  <b>NO VAT PAYABLE</b>	<b>Former Café/Restaurant Outdoor Seating Area</b> 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	Unit 1 Lowther Went Shopping Centre  <b>100% Business Rates Relief</b>	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.  <b>NO VAT PAYABLE</b>  Service Charge: £1,600-£1,700 p.a.	<b>Dedicated Parking Prominent Retail Unit</b> 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
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	<b>Rent for existing accommodation:</b> £17,500 p.a.  <b>Rent for the accommodation with the inclusion of the proposed extension:</b> In the region of £30,000 p.a.  May Sell (price on application)	<b>*Town Centre Location Next to Sainsburys</b> <b>*Extensive Enclosed Dedicated Car Park</b> <b>* Variety of Commercial Uses</b> <b>*Opportunity to Increase Ground Floor Area Did Not Flood in 2009 or 2015</b> 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



TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
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)	<b>Freehold Investment For Sale Fully Occupied</b>  <b>£375,000</b>	<b>Freehold Retail Investment Fully Let &amp; Income Producing Passing Rent £27,400 p.a. exl.</b>  4 & 4D Station Street provides two self-contained ground floor retail units of a three storey terrace building. <b>Unit 4</b> 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. <b>Unit 4D:</b> 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	39 Station Street  <b>100% Business Rates Relief</b>	Ground Floor: 388 sqft (36 sqm) First Floor: 775 sqft (72 sqm) Second Floor: 775 sqft (72 sqm) Basement: 388 sqft (36 sqm)  <b>NO VAT PAYABLE</b>	<b>Freehold For Sale with Vacant Possession:</b> <b>£210,000</b>  <b>Or</b> <b>To rent on a new lease for a term of years to be agreed;</b> <b>£17,500 p.a.</b>	<b>Prime Unit Redevelopment Opportunity Did Not Flood in 2009 or 2015</b>  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
Dumfries	170/172 High Street  <b>100% Business Rates Relief</b>	GF: 465 sqft (43.23 sqm) FF: 415 sqft (38.60 sqm) SF: 431 sqft (40 sqm)  <b>NO VAT PAYABLE</b>	<b>Freehold For Sale With Vacant Possession</b>  Offers in the region of <b>£100,000</b> Are invited <b>Or</b> <b>To Rent £10,000p.a.</b>	<b>Prime Retail Unit</b> 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  <b>AVAILABLE</b>	Net Sales Area: 1,506 sq ft (139.91 sqm) Sales ITZA: 996 sq ft (92.53 sqm) First Floor: 624 sq ft (57.97 sqm) Second Floor: 205 sq ft	Rent: £37,500 p.a.	<b>**Good Trading Position**</b> <b>*Various Uses Considered*</b>  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)  <b>100% Business Rates Relief</b>	<b>FOR SALE FREEHOLD PROPERTY &amp; BUSINESS</b>  <b>£225,000</b>  <b>WITH VACANT POSSESSION</b>  <b>RESTAURANT &amp; AIRBNB</b>  <b>NO VAT PAYABLE</b>	<b>Property &amp; Restaurant Business For Sale</b> 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. Could be converted to other forms of residential, subject to planning. Externally, extensive rear space for garden & parking.	BB.7470

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
<b>Egremont</b>	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.	<b>FREEHOLD FOR SALE WITH VACANT POSSESSION</b>  <b>£225,000</b>	<b>Prominent Town Location* Commercial Ground Floor Unit*First Floor 2 Bed Flat above*Outbuildings &amp; Land Development Opportunity</b> 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
<b>Egremont</b>	50, 51 & 52 Main Street  <b>UNDER OFFER</b>	Ground Floor Sales: 1,785 sqft (165.87 sqm) Stores: 507 sqft (47.14 sqm) WC	Rent: £17,750 p.a.	<b>Town Centre Unit Suitable for a Variety of Uses</b> Quadruple fronted, ground floor retail unit, suitable for a variety of uses. Open plan space with kitchen and WCs to the rear of the unit. Previously used as a convenience store. Disc zone parking to the front of the property.	BB/7417
<b>Egremont</b>	63/64 Main Street & Land	<b>NO VAT PAYABLE</b>	For Sale: <b>OFFERS INVITED</b> for the sale of the freehold building with vacant possession.	<b>Redevelopment Opportunity Town Centre Location</b> 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
<b>Egremont</b>	Horse & Groom Court Market Place  <b>UNDER OFFER</b>	Ground Floor: 553 sqft (51.38 sqm) First Floor: 523 sqft (48.59 sqm)	<b>FREEHOLD FOR SALE</b>  £90,000  With vacant possession  <b>NO VAT PAYABLE</b>	<b>Suitable for Various Uses</b> Two storey, former bunk house building, currently comprising of 1 room and kitchen on the ground floor and three rooms on the first floor. Suitable to convert to residential use,, subject to planning or commercial use, such as salon or offices. New boiler installed recently.	BB/7446
<b>Kendal</b>	27 Allhallows Lane	Zone A Sales :485 sqft Zone B Sales: 364 sqft First Floor: 900 sqft	<b>For Sale</b> (may let) Price on Application	Mid terrace retail unit close to Kendal town centre. Suitable for a variety uses.	RP/6208

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Keswick	The Bridge High Hill	Useable Floor Area: 1,968 sq ft (182.84 sqm)  * <b>No VAT Payable</b> *	Café/ Restaurant Rent from: £40,000 p.a. As an introductory rent  Rent of the whole building, including luxury apartment: POA <b>Alternative uses would be let at a lower rental rate, subject to covenant strength, use &amp; handover condition required</b>	<b>Café/Restaurant (All Fixtures &amp; Fittings included)</b> Alternative uses considered: <ul style="list-style-type: none"> <li>Salon Premises</li> <li>Convenience Store, Farm Shop, or Deli</li> <li>Bike Hire or other outdoor adventure sports office</li> <li>showroom</li> <li>Estate Agents or Holiday Accommodation Office</li> </ul> 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
Maryport	49 Senhouse Street  <b>100% Business Rates Relief</b>  <b>UNDER OFFER</b>	GF: 508 sqft (47.19sqm) FF: 436 sqft (40.49 sqm) Attic: 127 sqft (11.78 sqm)	<b>FREEHOLD FOR SALE WITH VACANT POSSESSION</b> <b>Offers in the region of £80,000</b>	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
Penrith	5 Cornmarket	<b>Mixed use Fully let income producing investment</b> * <b>No VAT Payable On Sale Price</b> * <b>Long Term Tenants</b>	<b>GOING TO AUCTION WITH AUCTION HOUSE CUMBRIA 18TH JULY 2024</b>  Combined rental income for the property currently sits at £12,300 p.a.	<b>FREEHOLD PROPERTY INVESTMENT FOR SALE FULLY TENANTED</b> 3-Storey mid terraced property. Desirable, busy, town centre location. The ground floor is Let to Unique Hair on a 9 year lease expiring July 2026 at a passing rent of £7,200 p.a. exclusive First floor residential 3 bed flat is Let on a 6 month assured shorthold tenancy at a rent of £5,100 p.a. exclusive.	BB/5963
Penrith	4 Devonshire Street  <b>UNDER OFFER</b>	GF Net Sales Area: 786 sq ft(73.02 sqm) (46.91 sqm) FF: 550 sqft (51.09 sqm) SF: 590 sqft (54.81 sqm)	<b>SALE PRICE REDUCED</b> Freehold Property <b>£165,000</b>	<b>PRIME RETAIL PROPERTY DEVELOPMENT</b> Terraced property, arranged over 3 floors, formerly occupied by Greggs Plc. Vacant possession.	BB/6776
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 bedroom flats Flats 5 & 6: 2 bedroom flats	<b>FREEHOLD INVESTMENT FOR SALE</b>  <b>£775,000</b>  <b>MIXED COMMERCIAL &amp; RESIDENTIAL</b>  <b>Average rental income around £70,000 p.a.</b>	<b>TOWN CENTRE LOCATION</b> 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	37 Middlegate	GF Net Sales Area: 335 sqft (31.12 sqm) Kitchen: 358 sqft (33.24 sqm) FF Seating Area: 464 sqft (43.11 sqm)  <b>NO VAT PAYABLE</b>	<b>FOR SALE PRICE REDUCED</b> <b>Offers in the region of £189,500</b> <b>Lease expiry November 2034</b> <b>No lease breaks</b>	<b>FREEHOLD INVESTMENT</b> An exciting opportunity to acquire a prominent town centre building, let on a long lease. The building benefits from A5 Hot Food Takeaway planning consent and is operating as a takeaway business.	BB/7333

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	<b>NEWTON RIGG ESTATE</b> 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 <b>AVAILABLE</b>	GF: 1,909 sq ft FF: 1,939 sq ft	Rent: £15,000 p.a.	<b>TWO STOREY UNIT</b> Unit is constructed to a shell condition. Attractive display double frontage.	BB/4572
Penrith	Unit I Penrith New Squares  <b>AVAILABLE</b>	Net Sales Area: 1,824 sq ft (169.46 sqm)	Rent: £20,000 p.a.	<b>FULLY FITTED OUT UNIT ATTRACTIVE RETURN FRONTAGE</b> Former delicatessen and café. Suitable for same use, retail, office or small showroom.	BB/4572
Penrith	Unit J1 1 Brewery Lane Penrith New Squares <b>AVAILABLE</b>	1,340 sq ft	Rent: £12,000 p.a.	<b>CENTRALLY LOCATED</b> Unit is constructed to a shell condition. Attractive return frontage.	BB/4572
Penrith	Unit J4 7 Brewery Lane Penrith New Squares <b>AVAILABLE</b>	1,129 sq ft	Rent: £11,250 p.a.	<b>ATTRACTIVE DISPLAY FRONTAGE</b> Unit is constructed to a shell condition.	BB/4572
Penrith	Unit K1 9 Brewery Lane Penrith New Squares <b>AVAILABLE</b>	1,492 sq ft	Rent: £12,750 p.a.	<b>ATTRACTIVE DISPLAY FRONTAGE</b> Unit is constructed to a shell condition.	BB/4572
Penrith	Unit L1 13 Brewery Lane Penrith New Squares <b>AVAILABLE</b>	2,042 sq ft	Rent: £15,000 p.a.	<b>ATTRACTIVE DISPLAY FRONTAGE-NEXT TO FULLY FITTED OUT UNIT</b>	BB/4572
Penrith	Two Lions Hotel Great Dockray Penrith New Squares <b>AVAILABLE</b>		To Let/ May Sell	Former Hotel/Pub has been refurbished to a shell finish ready to be fitted out.	BB/4572
Stranraer Dumfries & Galloway	Culhorn Rural Centre Commerce Road  <b>UNDER OFFER</b>	107—11,830 sq ft (10—1,099 m <sup>2</sup> )	Rent: On application	<b>PROPOSED BUSINESS DEVELOPMENT</b> 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	The Haven Club Cleator Moor Road  <b>NO VAT PAYABLE</b>  <b>UNDER OFFER</b>	Areas: Net Internal Area: 5,858 sqft (544.23 sqm) Site Area: 1.20 Acres (0.48 hectares)	<b>FOR SALE</b> <b>Offers in the region of</b>  <b>£350,000</b> <b>Invited for with vacant possession</b>  Business rates to be re-assessed due to recent exterior works to the property	<b>TWO STOREY PROPERTY ON LARGE DEVELOPMENT SITE</b> Detached two storey large property, currently operating as a social club, positioned on a spacious plot of land. The building is suitable for a variety of commercial uses including offices (subject to refurbishment). Both floors internally are of rectangular shape and open plan with welfare facilities on both floors.  The site would be suitable for a range of alternative uses, both commercial and residential or potentially further development to part only. Interested parties should make their own enquiries with Cumberland Council in this regard to discuss their proposals further.	BB/7490

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
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)	<b>FREEHOLD FOR SALE £77,500</b>  <b>RETAIL UNIT WITH FLAT ABOVE OR RENT THE GROUND FLOOR:</b> <b>On a 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.</b>	<b>TOWN CENTRE LOCATION</b> A three storey mid-terraced building providing ground floor retail space suitable for a variety of commercial uses. Most recently has been operating as a hair salon.  The first & second floors have a dedicated access to the residential accommodation, providing 4 rooms plus a bathroom.	BB/7523
Whitehaven	9 King Street  <b>100% Business Rates Relief</b>  <b>*NO VAT PAYABLE*</b>	GF Sales Area: 647 sqft (60.13 sqm) FF:670 sqft (62.27 sqm) SF: 429 sq ft (39.86 sqm)	<b>FOR SALE</b>  <b>£60,000</b> are invited for the freehold interest with vacant possession <b>OR RENT:</b> <b>£6,750 p.a.</b> On a new lease for a term of years to be agreed.	<b>PRIME RETAIL UNIT</b> 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	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)	<b>* Investment For Sale *</b>  <b>Offers in the region of £125,000 are invited for the freehold</b>	<b>FREEHOLD PROPERTY INVESTMENT</b> 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
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)	<b>Available To Let Rent on Application Sale of freehold may be considered</b>	<b>**Town Centre Location** **For a Variety of uses**</b> 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	32 Lowther Street  <b>100% Business Rates Relief</b>	Ground Floor: 400 sqft (37.2 sqm) First Floor: 334 sqft (31 sqm) Second Floor: 364 sqft (33.8 sqm)	<b>Freehold For Sale with Vacant Possession £85,000</b>  <b>Alternatively, To Rent: £10,000 p.a.</b> On a new lease for a term of years to be agreed.	<b>Prime Retail Location</b> Three storey mid-terraced property facing onto Lowther Street. A prime location close to a number of occupiers including: Costa, Subway, Greggs, Cumberland Building Society and Santander.	BB/7532
Whitehaven	80 Lowther Street  <b>* 100% Business Rates Relief *</b>	Net Internal Area: 2,216 sqft (205.84 sqm)	<b>FREEHOLD FOR SALE WITH VACANT POSSESSION OR WITH RETAINED TENANT</b>  <b>£195,000</b>  <b>NO VAT PAYABLE</b>	<b>Freehold Opportunity Car Park to the Rear</b> 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 with installed ramp for disabled use to the ground floor.  Please note, WRLSC would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.	BB/7489

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Whitehaven	43 Market Place  <b>100% Business Rates Relief</b>	Ground Floor: 471 sqft (43.79 sqm) First Floor: 402 sqft (37.31 sqm) Second Floor: 402 sqft (37.31 sqm) Basement	<b>Freehold For Sale with Vacant Possession</b>  <b>£90,000</b>  <b>NO VAT PAYABLE</b>	<b>Prime Retail Location</b> 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 <b>100% Business Rates Relief</b>	GF Sales: 493 sq ft (45.8 m²)  <b>UNDER OFFER</b>	Rent: £10,000 p.a.	<b>Convenient Location</b> Open plan sales area. Rear storage area, kitchen & wc.	MB/5517
Wigton	13 High Street  <b>* 100% Business Rates Relief *</b>	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)	<b>Freehold with Vacant Possession For Sale</b> <b>NO VAT PAYABLE</b> Offers in the region of £80,000 are invited	<b>Town Centre Retail Unit Conversion Potential (stp)</b>  3 storey mid terrace property most recently used as an education centre. Fitted out for work/office use. Front and rear access. <b>Parking for 4 vehicles to the rear of the property.</b>	BB/7146
Wigton	93 High Street  <b>* 100% Business Rates Relief *</b>  <b>UNDER OFFER</b>	Floor Areas: Ground Floor: 1,018 sqft (94.58 sqm) First Floor: 990 sqft (91.97 sqm)	Rent: £18,000 p.a.	<b>Town Centre Location Suitable for Various Uses Dedicated Car Parking Refurbished to a High Standard</b> 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
Wigton	Old Tan Yard Laurel Terrace  <b>UNDER OFFER</b>	Floor Areas: Ground Floor: 1,184 sq ft (110 sqm) First Floor: 1,331 sq ft (123.65 sqm)	Rent (May Sell)  <b>£13,500 p.a.</b>  <b>NO VAT PAYABLE</b>	Two storey building shortly to be refurbished to a high standard. Providing office accommodation, with kitchen and storage on the ground floor. Suitable for a variety of uses such as:*Dentist* vets* Office	BB/7204
Windermere	Rosthwaite New Road	Ground floor commercial unit: 3,500 sq ft (325.16 sqm)	Rent On application For ground floor commercial unit  <b>Alternatively, a SALE of the 0.3 acre site as is now may be considered.</b> Offers in the region of £1.5 Million Are invited for the sale of the freehold interest	<b>Prime Lake District Location</b> 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, subject to covenant strength, terms and planning consent. Suitable for a range of uses including: convenience store, Grab & go food, restaurant, office and professional services.	BB/7527



TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Workington	Cumbria Aquapets 24-26 Fisher Street  * <b>100% Business Rates Relief</b> *	Net sales Area 1,170 sq ft (108.70 sq m) Garage 160 sq ft (14.87 sq m) Store 75 sq ft (6.94 sqm) Basement 268 sq ft FF: 1,186 sq ft SF:478 sq ft	<b>For Sale Freehold Business Offers in the region of £215,000</b> Property, business, fixture, fittings & good will:	<b>Freehold Property &amp; Business For Sale</b> Three storey end of terrace property with 4 bed flat on upper floors. Garage to rear. Established business currently specialises in the sale of tropical fish and cold water pond fish, plus a variety of aquarium supplies & products.	BB/5971
Workington	2-4 Wilson Street	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)	<b>Freehold For Sale £180,000</b>  <b>OR Ground Floor To Rent</b>  <b>Rent on application</b>  <b>NO VAT PAYABLE</b>	<b>Part Let Investment Prominent Building</b> Three storey building providing: <ul style="list-style-type: none"> <li>vacant ground floor commercial unit</li> <li>vacant first floor commercial studio</li> <li>occupied second &amp; third floor residential 2 bed flat.</li> </ul> The vacant ground floor accommodation, formerly owner occupied, is suitable for a range of commercial uses. The vacant first floor commercial studio could be combined with the ground floor.	BB/7453