

7608/BB

## COCKERMOUTH

92 MAIN STREET

## TO LET

**\*\*\* 100% BUSINESS RATES RELIEF \*\*\*  
FOR QUALIFYING OCCUPIERS**

**\*\*\* 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 heavy footfall numbers due to its proximity to The Lakes.

### DESCRIPTION

The property comprises a mid-terraced ground floor unit with self contained access. Internally, the property is open plan with kitchen and WC facilities located at the rear.

The property would be suitable for a variety of commercial uses such as hair salon, nail bar, tattoo studio, sandwich shop or offices etc.

### ACCOMMODATION

Ground Floor                      490 sq ft      (45.28 sq m)

### SERVICES

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

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Café and Premises with a 2023 List Rateable Value of £5,300.

The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

### TERMS

The property is available **TO LET**, subject to possession, on a new lease for a term of years to be agreed at a rent of **£9,000 per annum** exclusive.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Asset Rating of B-35.

### COSTS

Each party will be responsible for their professional and legal costs incurred. Subject to covenant strength, a rental deposit may be required.

### VAT

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

### VIEWINGS

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

Ben Blain

Tel: 01228 544733

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

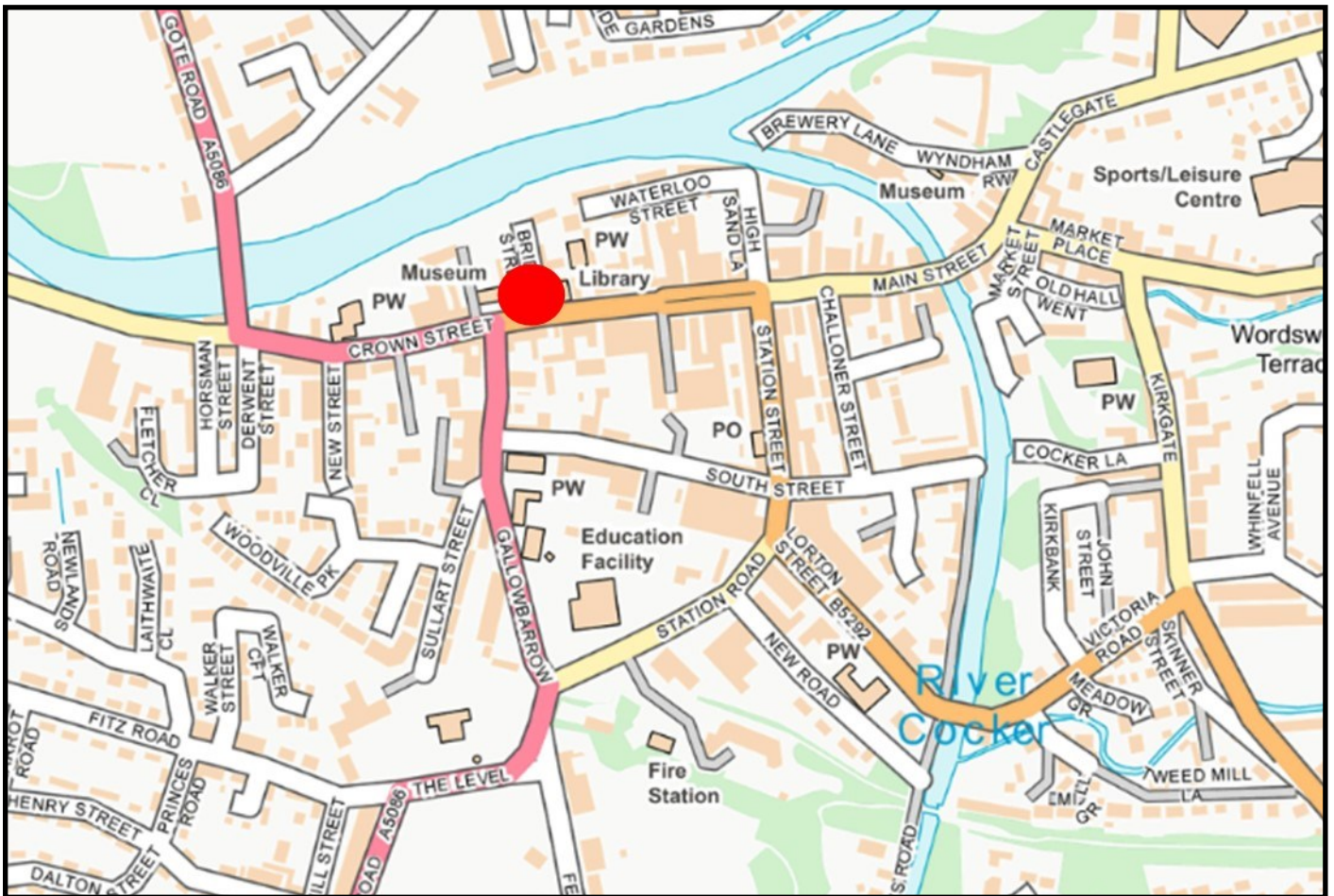
Amelia Harrison

Tel: 01228 635007

Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)

### Details Prepared

September 2024



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