

**COCKERMOUTH**  
GRAND THEATRE, STATION ROAD, CA13 9PZ

**TO LET/FOR SALE**



**\*\*\* PROMINENT TOWN CENTRE POSITION \*\*\***

**\*\*\* SUITABLE FOR VARIOUS USES \*\*\***

**\*\*\* AVAILABLE IN A RANGE OF CONFIGURATIONS \*\*\***

## 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.

Grand Theatre on Station Road is prominently positioned in a prime retail location in the town close to Sainsbury's, Lidl, Domino's, Costa and a range of strong independent retailers for various café, restaurant and gift shop occupiers. The building sits adjacent to Lorton Street. A large pay and display car park is positioned to the rear of the property.

For identification purposes only, the location of the property is shown circled red on the plan overleaf.

## DESCRIPTION

Grand Theatre is arranged over ground and first floors. The building is a rectangular shape with attractive frontage and accesses to Station Road.

Full access is available to the perimeter of the property. A pay and display car park is located to the rear, and opposite next to Sainsburys. The accommodation would be suitable in a range of configurations and sizes, depending on requirement.

The ground floor area is largely open plan. The first floor is arranged in two parts with private rooms with views to Station Road at the front, and the former theatre seating area still in situ to the back part.

## USE

Suitable for a variety of commercial uses, including:-

- Bulky goods retail
- Arts/theatre/community space for groups
- Mini market/indoor food market
- Offices/hot desking accommodation
- Restaurant/café/ tap house or brewery
- Gallery/studio
- Light industrial

## AREAS/ACCOMMODATION

**Gross Internal Area 1,130 sq m (12,055 sq ft)**

Comprising: -

Ground Floor	570 sq m ( 6,135 sq ft)
First Floor	550 sq m ( 5,920 sq ft)

## SERVICES

We understand mains water, electricity and drainage were previously connected to the premises.

## TERMS

Available **TO LET** in a variety of sizes and configurations, subject to terms and covenant strength. For further information, and to obtain floor plans, please contact the agents directly.

## SALE PRICE

On application from the agent.

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:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



## **VAT**

We are advised that the property is not currently VAT elected, and therefore no VAT is payable on the rent, or sale price.

## **RATING VALUE**

There is currently no rating assessment for this property, it is to be re-assessed.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Asset Rating of C-65.

## **VIEWINGS**

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information contact:-

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## **Details prepared**

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