

7648/BB

COCKERMOUTH FIRST FLOOR 93 MAIN STREET TO LET

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

**** NO VAT PAYABLE ****

**** DEDICATED CAR PARKING ****

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

93 Main Street is a two storey end of terraced building of traditional brick construction with a pebble dash rendered finish, under a pitched slate roof. The property is situated within a prominent location on the main arterial route through Cockermouth. Internally, the first floor is a series of rooms, used as office space. Access to the first floor is from the rear of the building. Suitable for a gift shop, beauty salon, studio and offices.

ACCOMMODATION

First Floor 42.15 sq m (454 sq ft)
1 no car parking spaces

SERVICES

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

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop and Premises with a 2023/24 List Rateable Value of £6,500. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

****100% BUSINESS RATES RELIEF ATTAINABLE****



TERMS

The first floor is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£8,000 per annum exclusive**.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-100.

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.

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. For further information please contact:-

Ben Blain
Tel: 01228 544733
Email: bblain@carigietcowen.co.uk

Amelia Harrison
Tel: 01228 635007
Email: aharrison@carigietcowen.co.uk

Details Prepared

December 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:

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.



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.