

7564/BB

# COCKERMOUTH

## 6 STATION STREET

### INVESTMENT FOR SALE

\*\*\*TOWN CENTRE LOCATION\*\*\*

\*\*\*100% RATES RELIEF ATTAINABLE\*\*\*

\*\*\*SUITABLE FOR A VARIETY OF  
COMMERCIAL USES

\*\*\*NO VAT PAYABLE\*\*\*



#### LOCATION

Cockermouth is a busy market town and benefits from a convenient position between The Lake District and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county.

The two main high streets of Main Street and Station Street are made up of a mixture of national operators including Greggs, Boots, Costa, Dominos and One Stop, but also strong independent traders including Strolling For Shoes, Cumberland Building Society and Lindsay Butchers have a presence, and have done for many years now.

#### DESCRIPTION

The property sale comprises a long leasehold self contained ground floor only mid-terraced building of traditional construction under a residential flat which is held under separate ownership. The exterior of the property is a large glazed window frontage, with personnel access door to Station Road.

The building provides a ground floor retail unit with self-contained WC and store room. The layout is rectangular in configuration, and would be suitable for a range of commercial operators.

#### ACCOMMODATION

Net Sales Area	51.63 sq m	(556 sq ft)
Store	2.68 sq m	( 29 sq ft)
WC		

#### SERVICES

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

#### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £9,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

\*\*\* 100% RATES RELIEF ATTAINABLE \*\*\*

#### SALE PRICE

Offers are invited in the region of **£105,000** are invited for the long leasehold investment.

**The current tenant is holding over at £8,000 per annum exclusive.**

#### ENERGY PERFORMANCE CERTIFICATE

The property does not currently have an EPC, one is being commissioned and will be made available shortly.

#### VAT

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

#### VIEWINGS

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

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**Details amended**

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