

7558/BB

## COCKERMOUTH

UNIT 1 LOWTHER WENT  
SHOPPING CENTRE, CA13 9RT

## TO LET

**\*\*DEDICATED PARKING\*\***

**\*\*100% BUSINESS RATES RELIEF\*\***

**\*\*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 consistently high footfall numbers due to its proximity to The Lakes.

Lowther Went Shopping Centre is prominently positioned in a prime retail location in the town centre of Cockermouth, close to Sainsburys, Costa and Wordsworth House & Garden.

### DESCRIPTION

The property comprises a two-story building of traditional brick construction, with a rendered finish, under a pitched slate roof. The accommodation has most recently been operated as a charity by Vint-Age UK.

Internally, the ground floor provides an open plan sales area. The first floor provides storage space. The unit benefits from 2 no. parking spaces to the rear of the building.

### ACCOMMODATION

Net Sales Area	677 sq ft	( 62.9 sqm)
Stores & WC	92 sq ft	( 8.5 sqm)
First Floor	667 sq ft	( 62.0 sqm)

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £8,900.

The small business multiplier for the 2024/25 rate year is 49.9p.

**100% Business Rates Relief Attainable to Qualifying Occupiers**



### SERVICES

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

### ENERGY PERFORMANCE CERTIFICATE

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

### TERMS

The property is available **TO LET** on a new lease at a rent of **£13,500 per annum exclusive**. A service charge of approximately £1,600-1,700 is payable on top of the rent annually.

### 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 Carigiet Cowen. For further information please contact:-

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**Details Prepared**  
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