

7545/BB

COCKERMOUTH

FAIRFIELD HOUSE, STATION ROAD, CA13 9PZ

TO LET (May Sell)

*****TOWN CENTRE LOCATION NEXT TO SAINSBURY'S*****

*****EXTENSIVE ENCLOSED DEDICATED CAR PARK*****



*****SUITABLE FOR A VARIETY OF USES*****

*****OPPORTUNITY TO INCREASE GROUND FLOOR AREA*****

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.

Fairfield House 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 identification purposes only, the location of Fairfield House is shown on the plan overleaf.

DESCRIPTION

The property comprises a two storey semi-detached building of traditional stone construction under a pitched slate surfaced roof with the benefit of an extensive tarmac surfaced forecourt area providing spaces for approximately 12 cars. The property is suitable for a variety of commercial uses. In addition, this building did not flood in 2009 or 2015 and has very low flood risk.

There is a potential redevelopment opportunity to the ground floor front exterior. The Landlord has previously received planning permission (FUL/2024/0016) to add a single storey extension. Shown overleaf is the proposed plans. This extension could add around 55 sq m (592 sq ft) to the ground floor, taking the overall ground floor area to over 1,250 sq ft.

USE

Suitable for the following: -

- * Grab and Go Food
- * Professional Services – Accountants/Solicitors/Financial Advisors
- * Medical – Dentist/Vets/Opticians/Physiotherapy/Chiropractor
- * Salon - Hair/Beauty/Laser Treatments
- * Restaurant / Bar
- * Residential
- * Farm Shop

ACCOMMODATION (Existing)

Ground Floor Area	71.35 sq m	(768 sq ft)
First Floor Area	59.83 sq m	(644 sq ft)

SERVICES

We understand mains water, electricity and drainage were previously connected to the premises. Full reinstatement will be required.

TERMS

The property is available **TO LET** on a new lease for a minimum term of 5 years.

Subject to covenant strength, a rent in the region of **£30,000 per annum** is sought, for the property plus the proposed extension.

Letting the building as is now, a rent in the order of **£17,500 per annum** is sought.

SALE PRICE

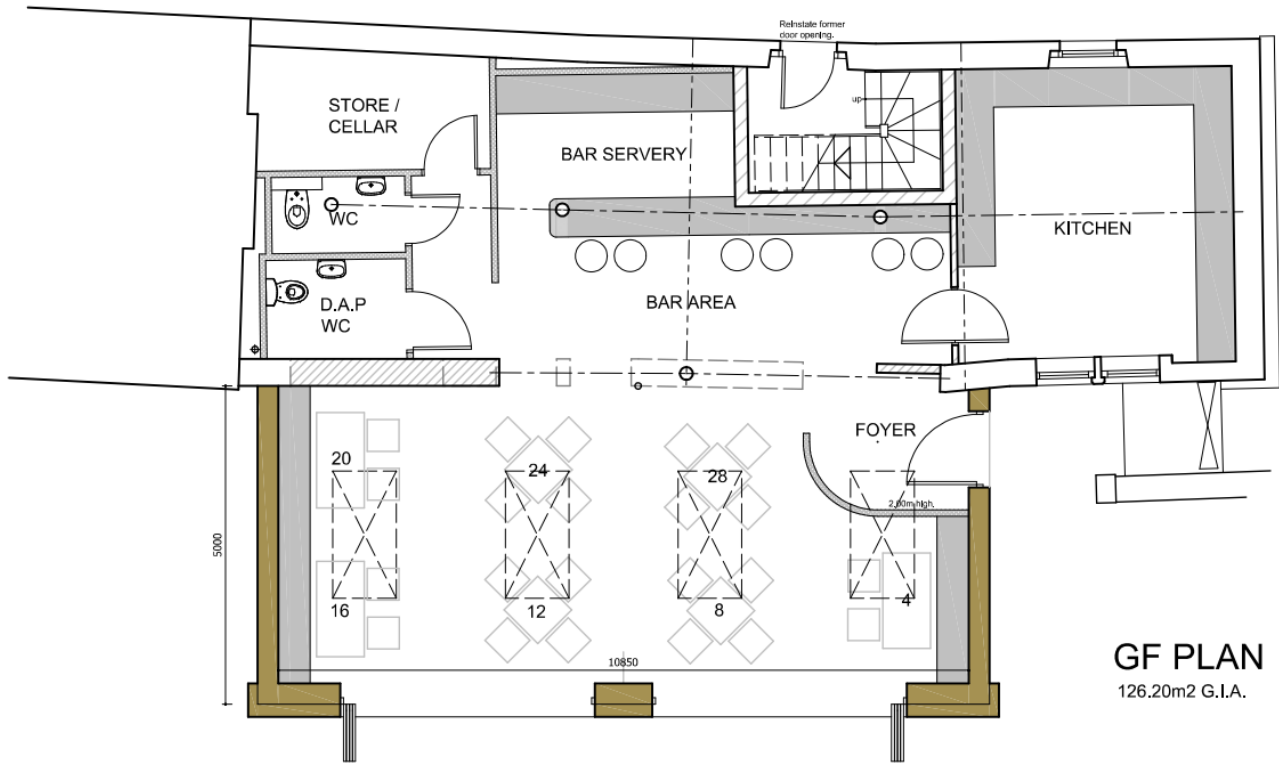
The property may be available to purchase, and further details are available from the agent.

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.



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VAT

We are advised that the property is currently VAT elected, and therefore VAT is payable on the rent.

RATING VALUE

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information contact:-

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