

7602BB

COCKERMOUTH 11 STATION STREET LEASE AVAILABLE

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 comprises a self contained ground floor with basement mid-terraced building of traditional construction under a residential flat which is held under separate ownership. The property has an extensive glazed window frontage, with personnel access door to Station Street.

The unit provides a ground floor unit split into two areas at present. The layout is rectangular in configuration, and would be suitable for a range of commercial operators, including salon, café or showroom.

ACCOMMODATION

Net Sales Area	438 sq ft	(40.69 sq ft)
Basement	367 sq ft	(34.10 sq m)

SERVICES

We understand mains water, electricity and drainage are connected to the unit. At present there is no WC.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-93.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £5,200. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

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TERMS

Available by way of assignment or sub-letting of the current lease expiring on 3 September 2026. Alternatively, a new lease may be agreeable from the landlord direct.

RENT

£10,500 per annum exclusive.

VAT

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

VIEWINGS

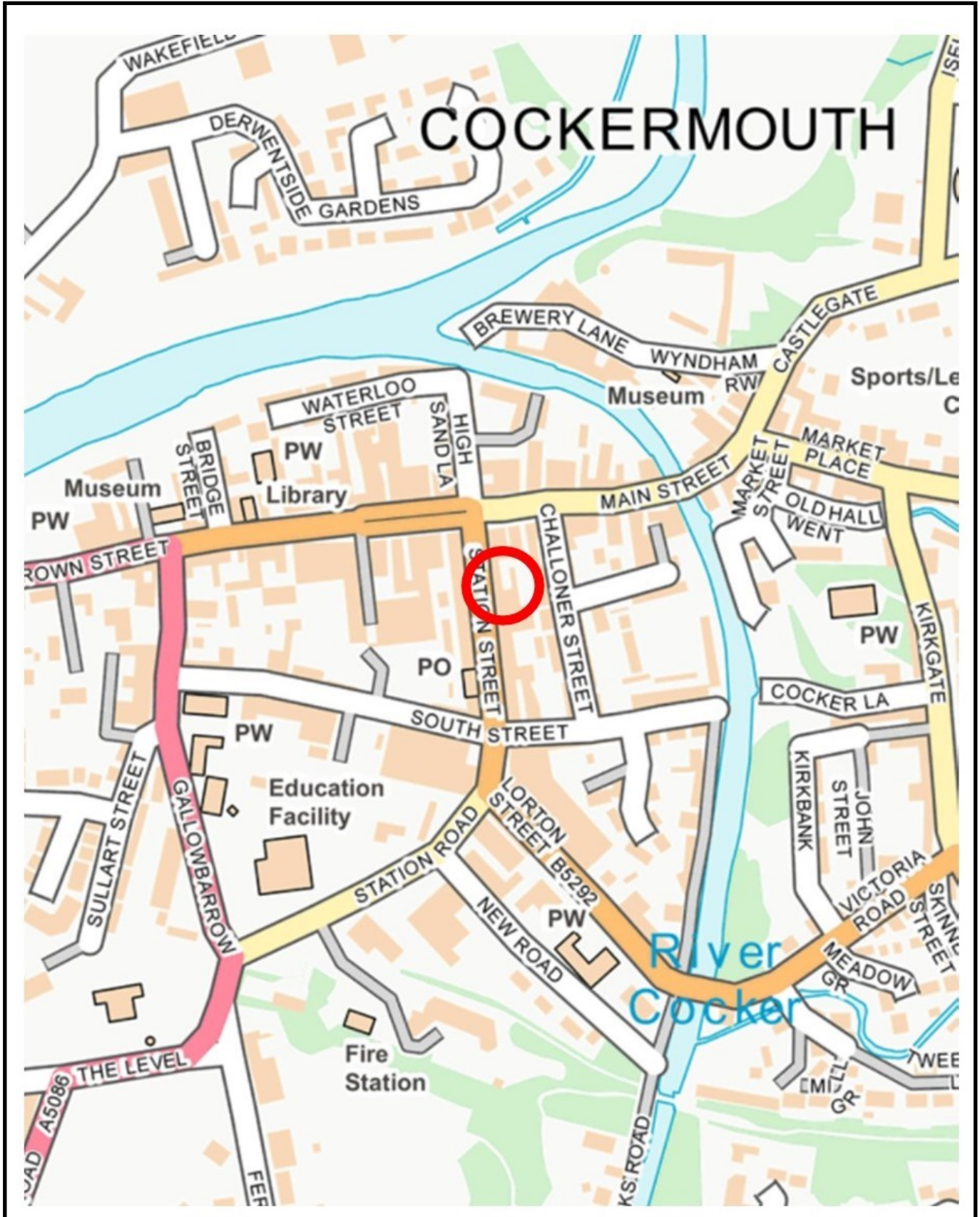
Strictly by appointment with the sole agent, Carigiet Cowen. For more information contact:-

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Details prepared
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