

7648/BB

COCKERMOUTH

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 ground floor is largely rectangular in shape, comprising a series of rooms. The first floor is storage areas currently, but could become a self-contained residential flat.

Suitable for a variety of commercial uses such as café, gift shop, salon and offices.

ACCOMMODATION

Ground Floor	74.31 sq m	(800 sq ft)
First Floor	42.15 sq m	(454 sq ft)
2 no car parking spaces		

SERVICES

We understand mains water, electricity, gas 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 whole property is available **TO LET** on a new lease for a term of years to be agreed at a rent of **£22,750** per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

The ground floor 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:-

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Amelia Harrison
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Details Prepared

November 2024



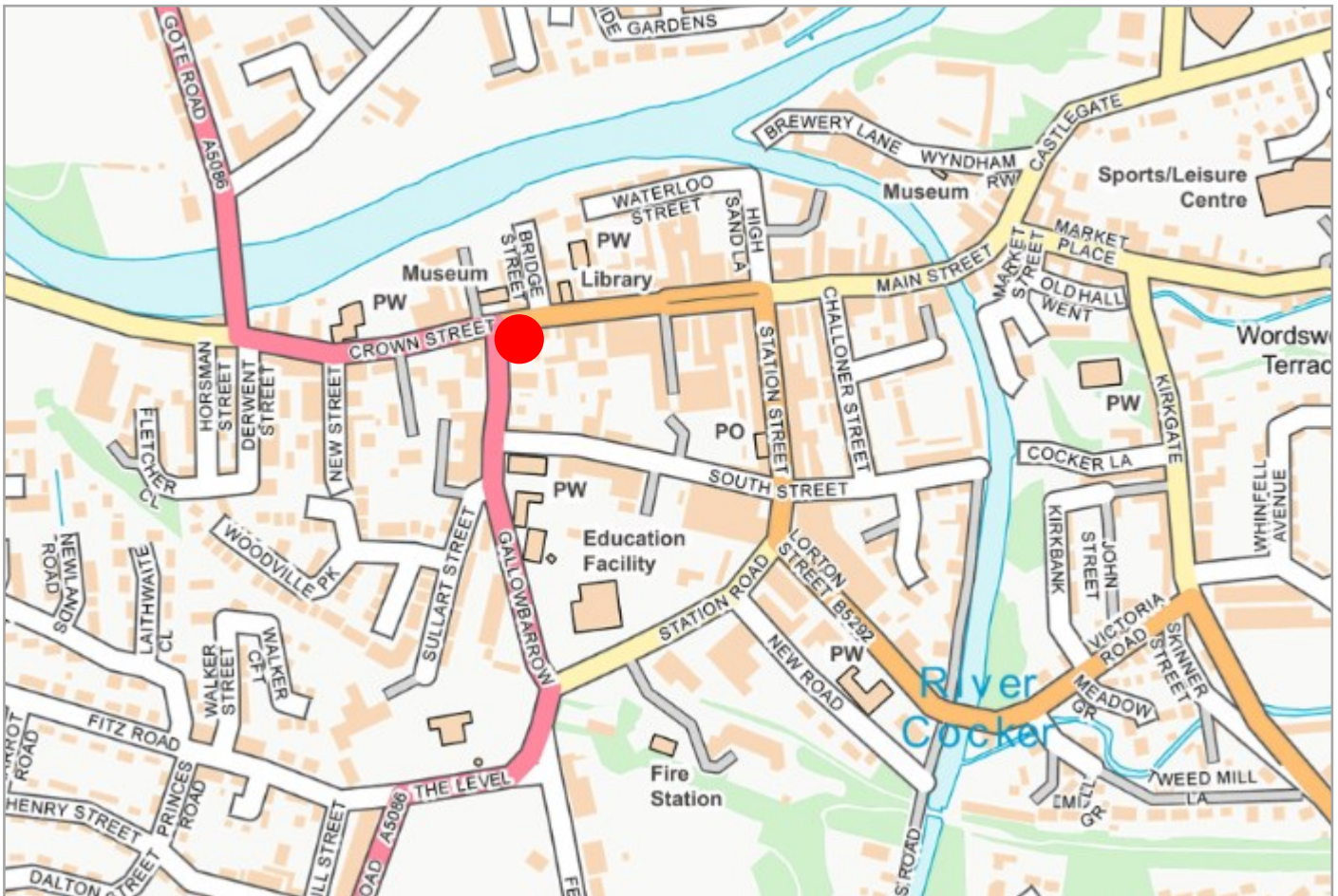
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