

7606/BB

## COCKERMOUTH FIRST FLOOR OFFICES THE TOWN HALL

# TO LET

**\*\* ALL INCLUSIVE RENT \*\***  
**\*\* TOWN CENTRE LOCATION \*\***  
**\*\* AVAILABLE AS A WHOLE OR PART \*\***

### 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

The Grade II Listed Town Hall is an attractive detached building of traditional block construction, situated within a prominent location at the centre of Cockermouth. The building provides offices for The Cockermouth Town Council.

The available accommodation is positioned on the first floor and is laid out as three interconnecting suites. The space can be rented as a whole, or potentially in part, subject to requirement and terms.

### ACCOMMODATION

Room 1	94.60 sq m	(1,018 sq ft)
Room 2	37.35 sq m	( 402 sq ft)
Room 3	16.00 sq m	( 173 sq ft)

### ALL INCLUSIVE RENT

The rent includes all utilities, business rates, buildings insurance and maintenance to the common areas and exterior structure.

### TERMS

The first floor suites are available **TO LET** on a new lease for a term to be agreed at an all inclusive rent as follows: -

- All Offices - **£2,000 per month inclusive**
- Room 1 Only - **£1,350 per month inclusive**
- Room 2 and 3 Only - **£750 per month inclusive**



### SERVICES

We understand mains water, electricity, gas and drainage are connected to the property. Heating is provided by way of wall mounted radiators. There is access to a shared kitchen and WC within the first floor landing areas.

### ENERGY PERFORMANCE CERTIFICATE

An EPC for the property has been commissioned and will be available shortly.

### 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 for lease duration.

### VAT

We understand the property is not elected for VAT and therefore VAT will not be payable on the rent amount stated.

### VIEWINGS

Strictly by appointment with the sole agent. For further information please contact:-

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**Details Prepared**  
February 2025





ROOM 1



ROOM 1



ROOM 2



ROOM 3



ROOM 2



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:

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