

7728/BB

COCKERMOUTH PART FIRST FLOOR SUITE TITHE HOUSE STATION ROAD

TO LET

***** 100% BUSINESS RATES RELIEF ***
FOR QUALIFYING OCCUPIERS**

***** 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 heavy footfall numbers due to its proximity to The Lakes. Tithe House is conveniently positioned opposite Sainsburys and other occupiers within the building include a restaurant, various salons, a yoga studio and offices.

DESCRIPTION

A first floor office suite, regular in shape providing modern mainly open plan accommodation with an integral private office, staff kitchen and WC.

ACCOMMODATION

Private Office	13.50 sq m	(145 sq ft)
Open Plan Area	54.75 sq m	(589 sq ft)
Kitchen		
WC		
Useable Floor Area	68.25 sq m	(734 sq ft)

SERVICES

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

RATING ASSESSMENT

At present, both Suites 3 and 4 are on one assessment. In the event of a new letting, a re-assessment will be required. The new Rateable Value will fall below the £12,000 threshold for obtaining rates relief for qualifying occupiers.

****100% BUSINESS RATES RELIEF ATTAINABLE****

TERMS

Subject to agreement, the first floor office suite is available **TO LET** on a new lease for a term to be agreed at a rent of **£6,000 per annum exclusive (£500 per month exclusive)**.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made 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.

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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Details Prepared

February 2025



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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