Carigiet Cowen

Commercial Property Consultants

01228 544733

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 it's 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 ASSESMENT

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 $\pounds 12,000$ 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 $\pounds6,000$ per annum exclusive ($\pounds500$ 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:-

Ben Blain Tel: 01228 544733 Email: <u>bblain@carigietcowen.co.uk</u>

Amelia Harrison Tel: 01228 635007 Email: aharrison@carigietcowen.co.uk

Details Prepared February 2025

Suite 2, Telford House, Riverside, Warwick Road, Carlisle CA1 2BT www.carigietcowen.co.uk E-Mail: carlisle@carigietcowen.co.uk



Carigiet Cowen



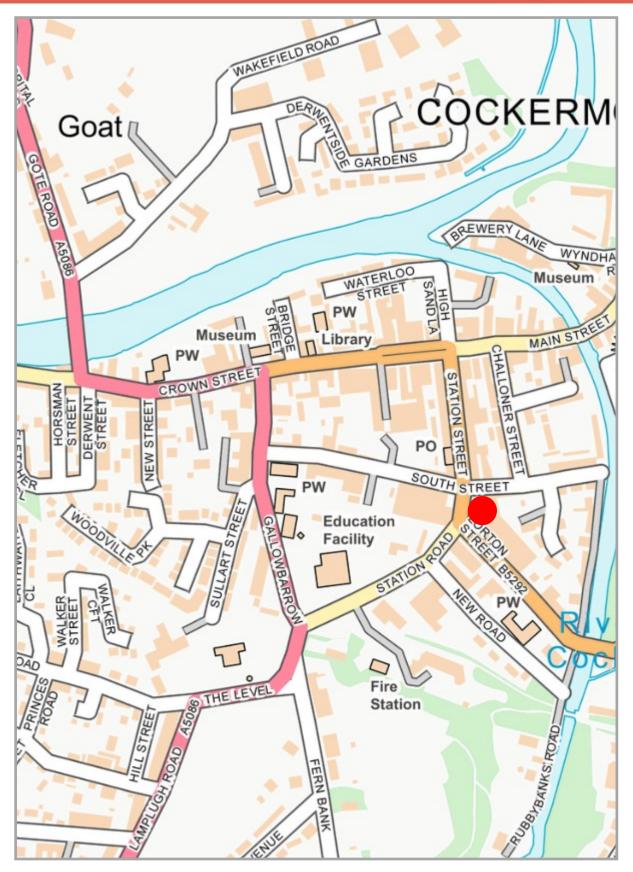


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