

7508/BB

## COCKERMOUTH

4-5 HEADFORD COURT  
FORMER ASPAVA

## LEASE AVAILABLE

**\*\*MODERN ACCOMMODATION\*\***  
**\*\* MAIN STREET ACCESS \*\***  
**\*\* OUTDOOR SEATING \*\***



### 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 consistently high footfall numbers due to its proximity to The Lakes.

### DESCRIPTION

A ground floor self contained property of traditional construction featuring the original timber beams with a slate covered roof, accessed immediately off Main Street.

The unit comprises a former restaurant and café premises, and is made up of a main restaurant area, kitchen, extension to the side of the property and modern male, female and disabled WCs. Externally a cobbled courtyard provides an outdoor seating area, which is fully enclosed.

The commercial property is suitable for a variety of uses including recontinued use as a restaurant and café, but also salon premises, offices and generic retail.

### ACCOMMODATION

Ground Floor 123.05 sq m (1,324 sq ft)  
WCs  
External Courtyard Seating Area

### RATING ASSESSMENT

The valuation office agency website describes the property as restaurant and premises and indicates the building has a 2023 list rateable value of £16,750.

The national non-domestic rate in the £ for the current rate year is 49.9p., making the rates payable £8,358.

### SERVICES

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

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-52.

### TERMS

The property is available **TO LET** on a new lease for a term of years to be agreed. Rent on application.

### 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

April 2024



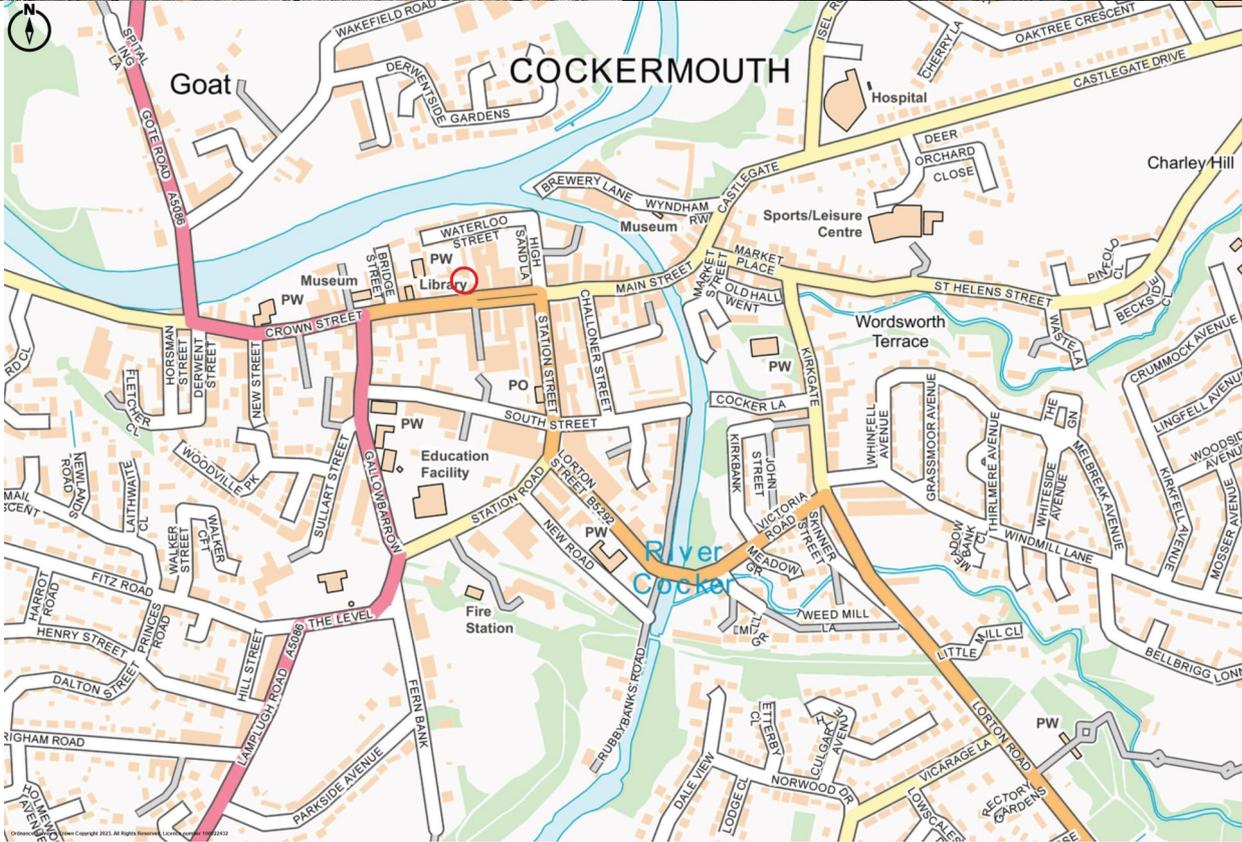
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