

FOR SALE

BUSINESS, GOODWILL, FIXTURES &
FITTINGS WITH LEASEHOLD TENURE

**Carigiet
Cowen**

TARRANTELLA RESTAURANT, 22 MAIN STREET, COCKERMOUTH CA13 9LQ



LEASEHOLD RESTAURANT BUSINESS OPPORTUNITY

* ESTABLISHED IN 2007 *

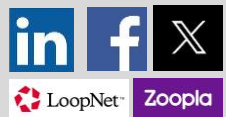
* IN POPULAR CUMBRIAN MARKET TOWN *

* CLOSE PROXIMITY TO THE LAKE DISTRICT *



01228 544733

www.carigietcowen.co.uk

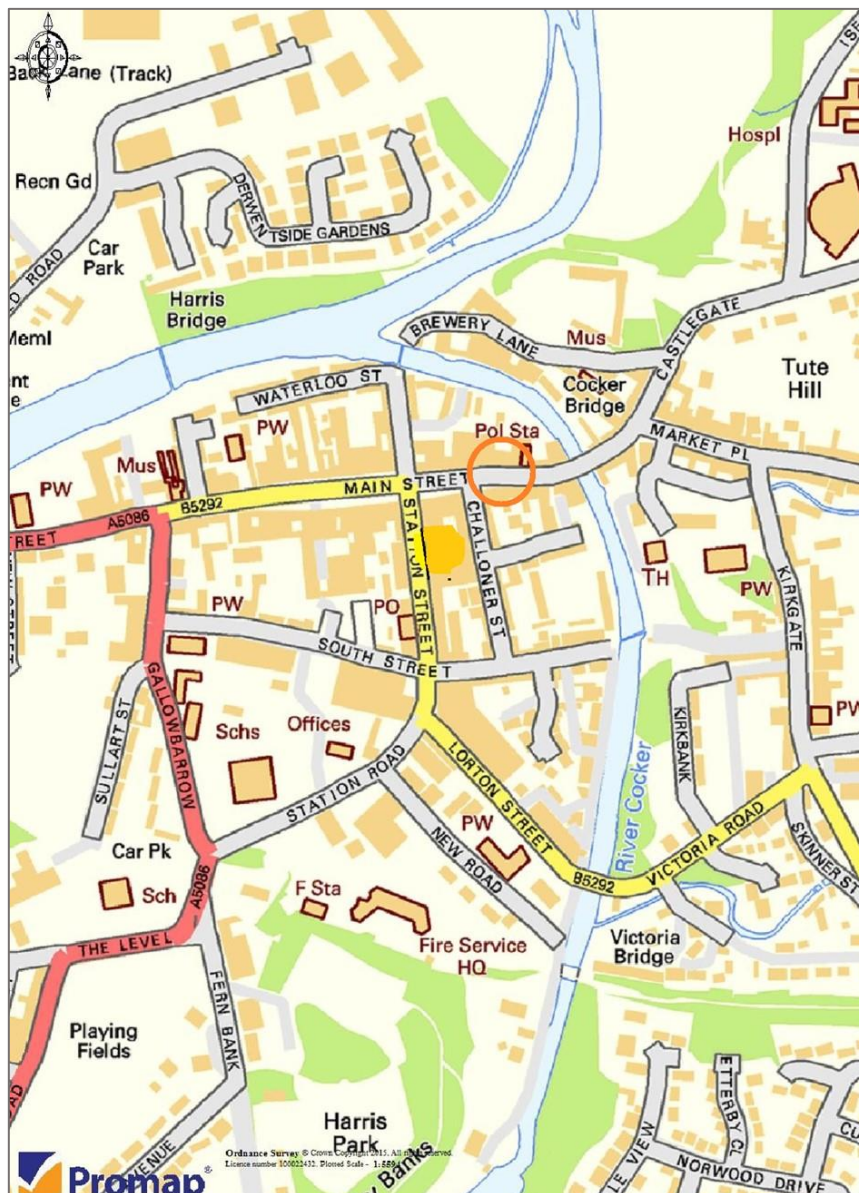


LOCATION

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.

The two high streets of Main Street and Station Street are made up of a mixture of national operators including Greggs, Boots, Wilko and the Co-op, but also strong independent traders including Strolling For Shoes, Cumberland Building Society and Firms Hardware Store.

For identification purposes only, the location of the property is shown circled on the attached plans below.



DESCRIPTION

22 Main Street comprises an attractive ground-floor-only property, currently operating as Tarantella Italian Restaurant. The shop front benefits from DDA accessibility ramped access and floor-to-ceiling arched windows which provide high levels of natural light and window seating.

Internally, the accommodation is fully fitted out and operating as a restaurant. The demise was fully refurbished following the Cockermouth floods in 2011 and the current layout and fit out briefly comprises: -

- Mixture of fixed and movable tables and chairs
- Integrated bar area with built-in fridges, display shelves, sink and coffee machine
- Ceiling fitted air conditioning, heating, and cooling cassettes to each area
- 2 no. commercial kitchen areas with fridges, freezers, bread oven, pizza oven, sinks and recently installed gas cooking appliances
- Engineered oak floor coverings throughout the main restaurant areas
- Separate male, female and disabled WCs are installed to the rear of the restaurant areas.

Externally, to the rear of the property is a small yard area with a single car parking space.

ACCOMMODATION

Floor	Sq m	Sq ft
Restaurant	89.37	962
Kitchens	44.87	483
Total	134.24	1,445



SERVICES

Mains water, electricity, gas and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Restaurant and Premises with a 2023 List Rateable Value of £10,750. The Small Business Non-Domestic Rate in the £ for the current 2025/2026 rate year is 49.9p.

100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Performance Asset Rating of D-94



TARANTELLA

The current owners took over the successful business in 2012, following the restaurant operation being established in 2007. The restaurant has a solid reputation and specialises in Italian food and boasts regular repeat custom and high customer service scores on Trip Advisor regularly.

The owners are looking to retire and therefore dispose of their leasehold interest in the property and sell the business, fixtures, fittings and goodwill. This is an exciting opportunity for an already established restaurant operator in the region or further afield, looking to take on an already successful and established business. The opportunity also lends itself to any small businesses or new start-ups looking to gain a high street presence in Cockermouth.

The current lease has now expired, and the landlord has indicated new lease terms would be offered to a purchaser of the business at the passing rent of £14,750 per annum exclusive. We understand VAT is not payable on the rent.

Interested parties should contact the agent directly for further information on this opportunity. Full trading accounts will only be made available to seriously interested parties, following viewing. The business currently boasts positive turnover figures, profits and an established staff team.



SALE PRICE

Offers in the region of **£110,000** are invited for the business, fixtures & fittings and goodwill.

The current lease has now expired, and the landlord has indicated new lease terms would be offered to a purchaser of the business at the passing rent of £14,750 per annum exclusive. We understand VAT is not payable on the rent.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk



Amended: July 2025

6474/BB