

TO LET (MAY SELL)

Various Uses – Subject to Planning

FAIRFIELD HOUSE, STATION ROAD, COCKERMOUTH, CA13 9PZ

Carigiet Cowen



01228 544733

www.carigietcowen.co.uk

* TOWN CENTRE LOCATION NEXT TO SAINSBURY'S *

* EXTENSIVE ENCLOSED DEDICATED CAR PARK *

* SUITABLE FOR A VARIETY OF USES *



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.

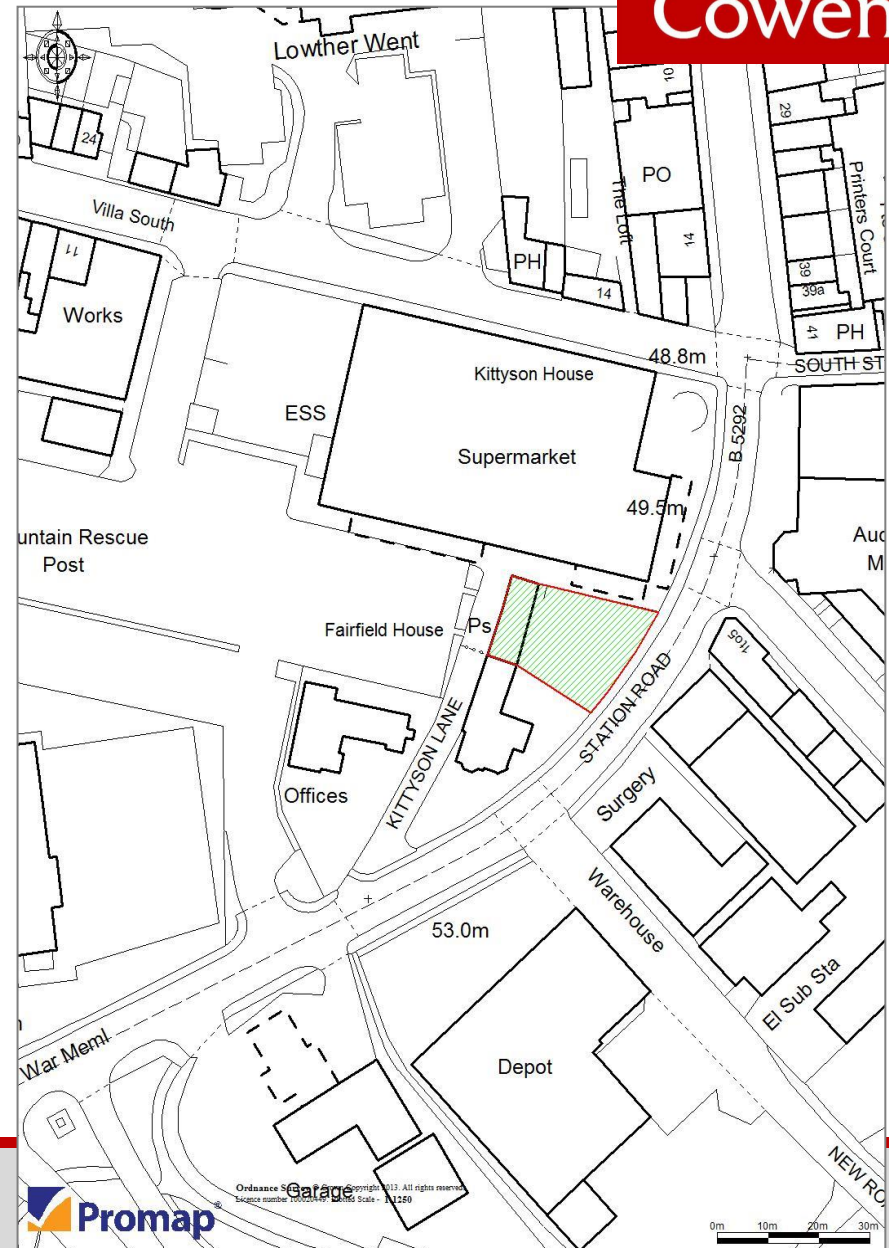
Fairfield House on Station Road is prominently positioned in a prime retail location in the town close to Sainsbury's, Lidl, Domino's, Costa and a range of strong independent retailers.

For identification purposes only, the location of Fairfield House is shown on the plan.

DESCRIPTION

The property comprises a two-storey semi-detached building of traditional stone construction under a pitched slate surfaced roof with the benefit of an extensive tarmac surfaced forecourt area providing spaces for approximately 12 cars. The property is suitable for a variety of commercial uses. In addition, this building did not flood in 2009 or 2015 and has very low flood risk.

There is a potential redevelopment opportunity for the ground floor front exterior. The Landlord has previously received planning permission (FUL/2024/0016) to add a single-storey extension. Shown overleaf are the proposed plans. This extension could add around 55 sq m (592 sq ft) to the ground floor, taking the overall ground floor area to over 1,250 sq ft.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	71.35	(768)
First Floor Area	59.83	(644)

USE

Suitable for the following: -

- * Grab and Go Food
- * Professional Services – Accountants/Solicitors/Financial Advisors
- * Medical – Dentist/Vets/Opticians/Physiotherapy/Chiropractor
- * Salon - Hair/Beauty/Laser Treatments
- * Restaurant / Bar
- * Residential
- * Farm Shop

SERVICES

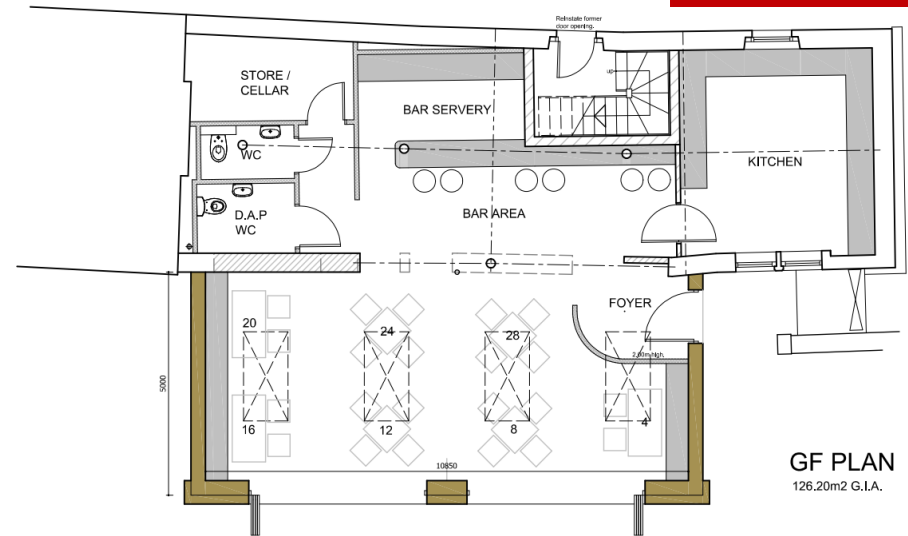
We understand mains water, electricity and drainage were previously connected to the premises. Full reinstatement will be required.

RATEABLE VALUE

There is currently no rating assessment for this property; it is to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a minimum term of 5 years.

Subject to covenant strength, a rent in the region of **£30,000 per annum** is sought for the property plus the proposed extension.

Letting the building as is now, a rent in the order of **£17,500 per annum** is sought.

SALE PRICE

The property may be available to purchase, and further details are available from the agent.

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 rent or 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 635002
Email: aharrison@carigietcowen.co.uk

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7545/BB

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