

FOR SALE LONG LEASEHOLD INVESTMENT

Carigiet
Cowen

GROUND FLOOR

UNIT 4D STATION STREET, COCKERMOUTH CA13 9QW



NEXT TENANT BREAK - 2028

Sale Price £180,000

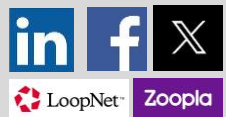
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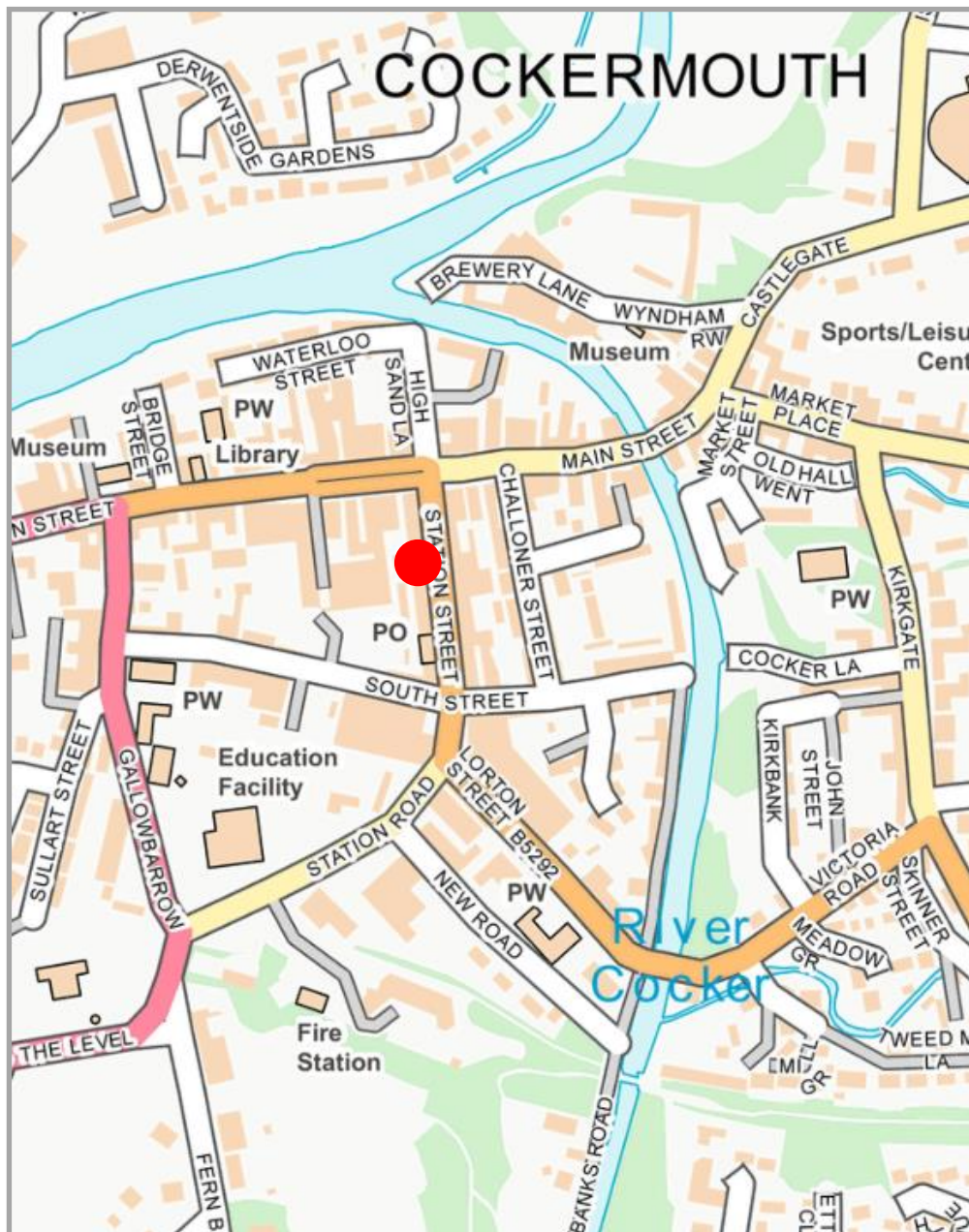


LOCATION

Cockermouth is a busy market town and benefits from a convenient position between The Lake District and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county.

The two main high streets of Main Street and Station Street are made up of a mixture of national operators including Greggs, Boots, Costa, Sainsbury's, Dominos and One Stop, but also strong independent traders including Strolling For Shoes, Cumberland Building Society and Lindsay Butchers have a presence, and have done for many years now.

For indication purposes only, the location of the subject property is shown circled red below.



DESCRIPTION

4D Station Street is a self contained ground floor retail unit, part of a three storey mid terraced building. The unit benefits from a single dedicated parking space to the rear and attractive window display frontages. The residential flats above to the upper floors have been sold off previously on a long leasehold basis. The premises are occupied by Fyne Fish, as a fishmongers, who have been long established in the town of Cockermouth.

ACCOMMODATION

Unit 4D – Fyne Fish

Floor	Sq m	Sq ft
Front Sales Area	78.75	848
Rear Prep Area / Classroom	43.24	465
Total	121.99	1,313



SERVICES

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

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £11,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of C-53.

THE TENANT – FYNE FISH

Unit 4D is currently let to Fyne Fish on a 10-year lease with effect from November 2021 at a rent of £13,000 per annum with rent reviews in 2024, 2027 and 2030. Tenant only breaks in April 2028 and 2030.

SALE PRICE

Offers in the region of **£180,000** are invited for the sale of the long leasehold interest.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

No VAT is payable on the sale price.

VIEWINGS

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

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Amended: July 2025

6852/BB