

FOR SALE LONG LEASEHOLD INVESTMENT

Carigiet
Cowen

GROUND FLOOR

UNIT 4 STATION STREET, COCKERMOUTH CA13 9QW



NEXT TENANT BREAK - 2038

Sale Price £190,000

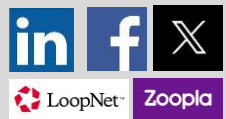
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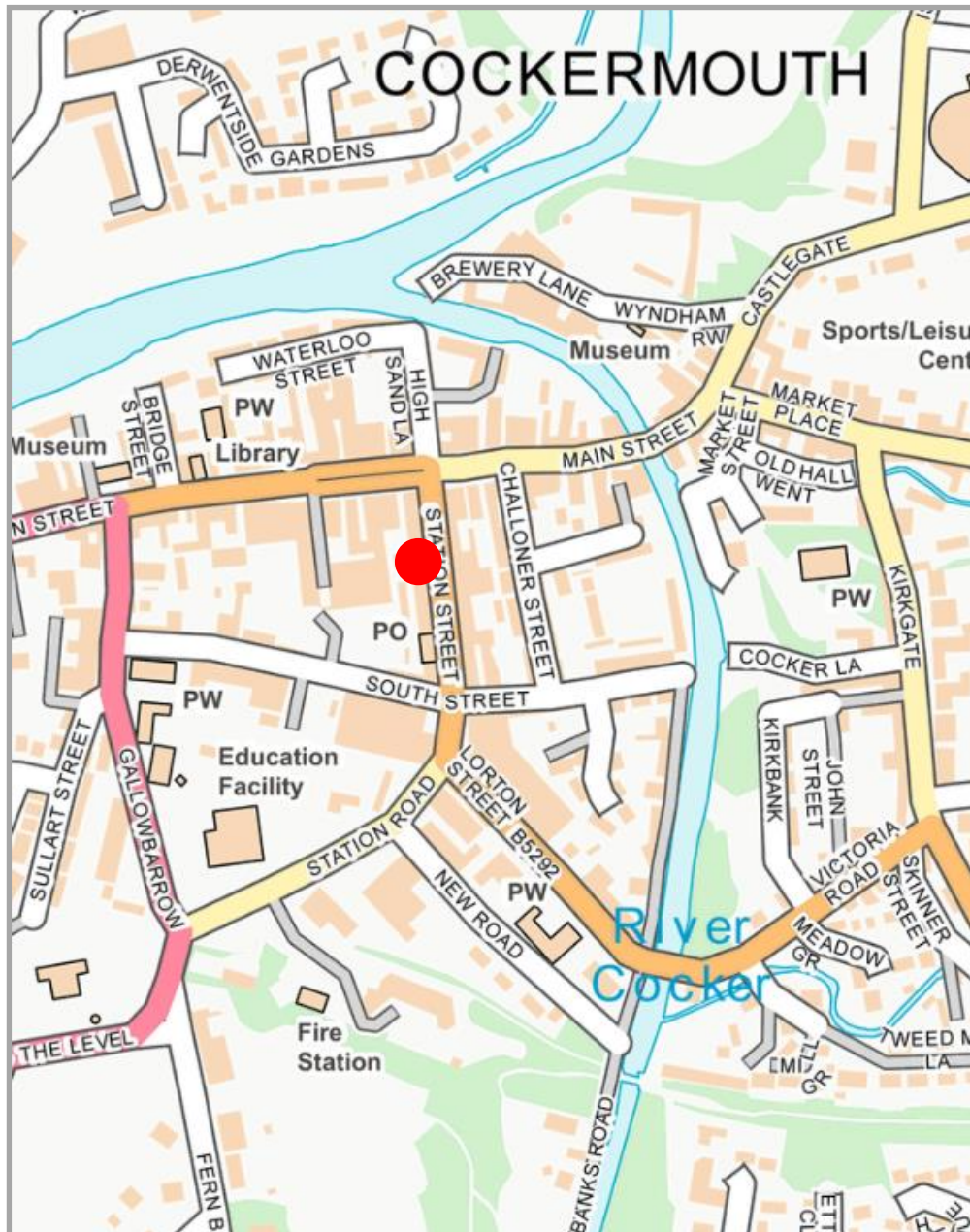


LOCATION

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

4 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 operated as a hot food takeaway. The business run another established takeaway from Main Street, Keswick.

ACCOMMODATION

Unit 4 – Memoscan Ltd t/a Mama Mia

Floor	Sq m	Sq ft
Front Sales Area	74.12	798
Back Sales Area	65.36	704
Cellar – Storage	47.74	514
Total	187.22	2,016



SERVICES

We understand mains water, gas, 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 £14,250. 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-69.

THE TENANT – MEMOSCAN LTD T/A MAMA MIA

Unit 4 is currently let to Memoscan Ltd t/a Mama Mia on a 25 year lease with effect from December 2023 at a rent of £14,400 per annum with rent reviews 5th yearly. Tenant only breaks in December 2038 and 2043.

SALE PRICE

Offers in the region of **£190,000** 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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6852/BB