

7530/BB

## COCKERMOUTH

THE LINDEN TREE  
65-67 MAIN STREET  
CA13 9JS

### LEASEHOLD BUSINESS OPPORTUNITY



**SALE PRICE: £115,000 FOR THE BUSINESS, TRADE NAME,  
FIXTURES & FITTINGS AND GOODWILL**  
**RENT: £10,000 PER ANNUM EXCLUSIVE FOR A NEW LEASE**

## 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.

65 Main Street is prominently positioned in a prime retail location in the town centre of Cockermouth, close to Aspava, Greggs, Brysons, Aldi, Sainsbury's and National Trust-Wordsworth House. For identification purposes only, the location of 65 Main Street is shown on the plan overleaf.

## DESCRIPTION

The shop was previously two units, and is now one unit, comprising a ground floor only self-contained unit, rectangular in shape, providing two retail areas to the front, raised retail area towards the rear, staff storage area and WC. The building benefits from two access doors to the front elevation, plus rear fire escape door, which can also be used to serve the property for deliveries if needed.

Internally, the accommodation is fitted out to a very good standard. DDA access is provided. A sales counter is fitted towards the front of the shop. Internal fit out includes a carpeted floor throughout. A mixture of acoustic tiled suspended ceilings and painted plaster ceilings. Wall racking, shelving and display cabinets show off the various items on sale, including jewellery, socks, gifts, cards, scarfs, leather bags, and skincare products, sold by The Linden Tree.

## THE BUSINESS – THE LINDEN TREE

The business has been run by the current occupiers for approximately 10 years, prior to this it was owned for 10 years by another party, therefore the business is extremely well established and has been trading for around 20 years. We understand the business benefits from a range of exclusivity lines and products, that could continue with a purchaser. In addition, the owner would be happy to facilitate a handover period, and provide introductions to suppliers. The business boasts consistently healthy profits.

## ACCOMMODATION

Ground Floor                      61.69 sq m                      (664 sq ft)

## SERVICES

We understand mains water and electricity are connected to the unit. Heating to the shop unit is provided by way of wall mounted electric convactor heaters.

## RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £9,800. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

**\*100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS\***

## TERMS

Available **TO LET** on a new lease, for a term of 5 years at a rent in the region of **£10,000 per annum exclusive**. Subject to covenant strength, a rental deposit or other form of security may be required against a new lease.

## SALE PRICE

The business is available to purchase at a sale price of **£115,000 for the business, trade name, fixtures & fittings and goodwill. Stock will be purchased in addition, at valuation, on the day of sale.**

## ENERGY PERFORMANCE CERTIFICATE

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

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



## VAT

We are advised that the property is currently not VAT elected, and therefore VAT is not payable on the rent. As the business is being sold by way of a transfer of a going concern, no VAT is payable.

## VIEWINGS & FURTHER INFO

Strictly by appointment with the sole agent, Carigiet Cowen. Full accounts will be made available to genuinely interested parties after viewing.

For more information contact:-

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**Details prepared**

May 2024



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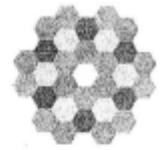
# Carigiet Cowen



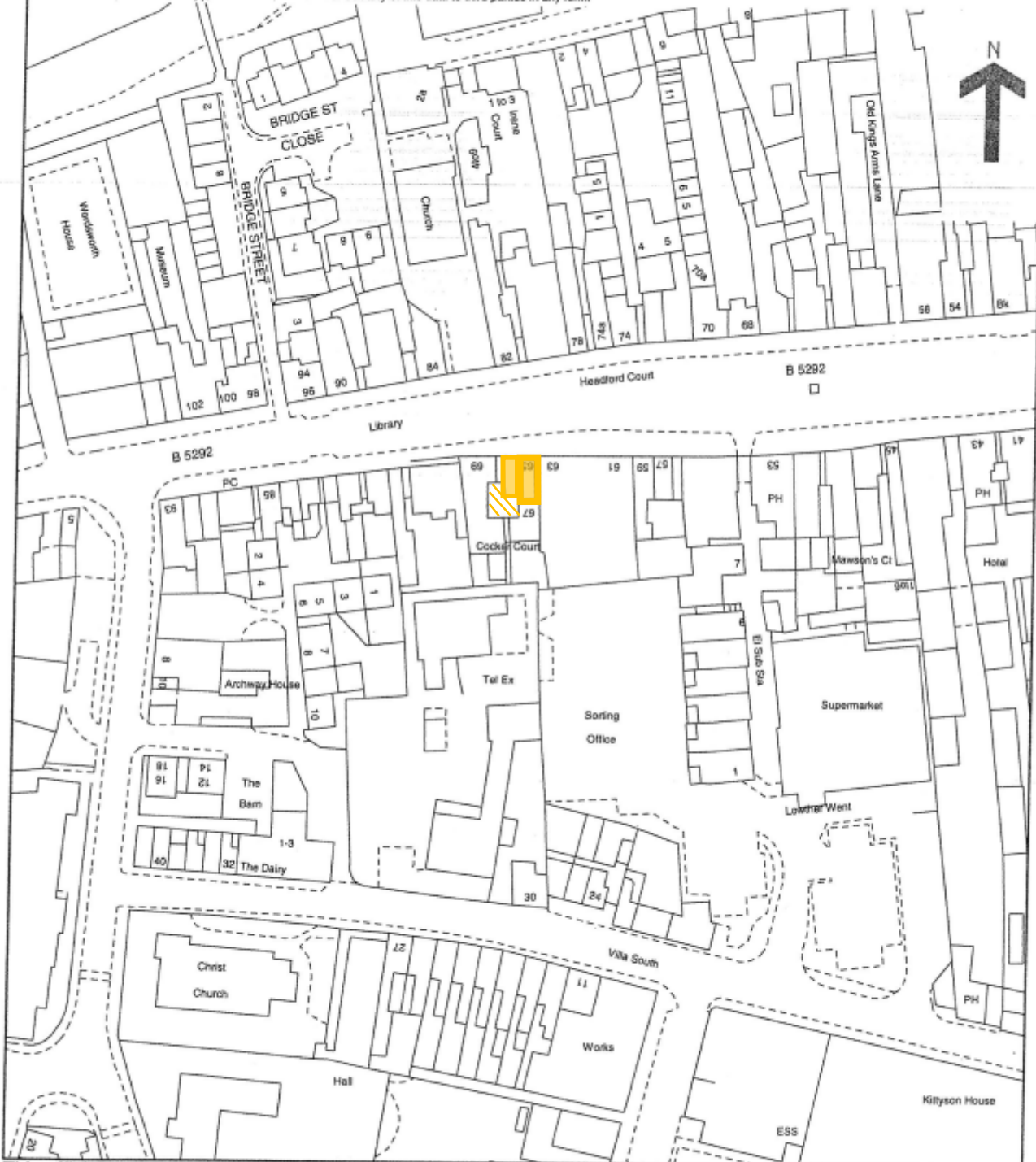


## Land Registry Official copy of title plan

Title number **CU280001**  
Ordnance Survey map reference **NY1130NE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Cumbria: Allerdale**



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**This official copy issued on 19 February 2014 shows the state of this title plan on 19 February 2014 at 15:43:31. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).**  
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.  
**This title is dealt with by Land Registry, Durham Office.**