

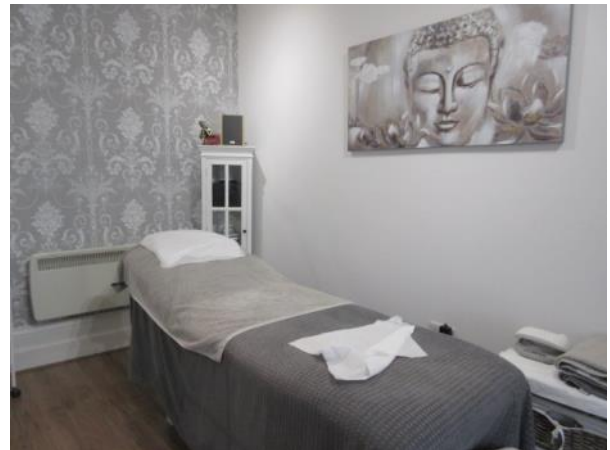
6320/BB

COCKERMOUTH

9/9A/9B STATION STREET

FOR SALE

FULLY LET AND INCOME PRODUCING FREEHOLD INVESTMENT



OFFERS IN THE REGION OF
£245,000
ARE INVITED FOR THE FREEHOLD



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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.

The two main 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.

The property occupies a prominent location on Station Street, and lies close to the town's Sainsbury's supermarket. For identification purposes only, the property is shown coloured red on the attached Promap extract.

DESCRIPTION

The property comprises a three storey mid-terraced building of traditional construction under a pitched slate roof. The building provides a ground floor retail unit plus self-contained first floor beauty salon and separate second floor one bedroom flat.

ACCOMMODATION / AREAS

Ground Floor Retail	968 sq ft	(89.91 sq m)
First Floor Beauty Salon	629 sq ft	(58.40 sq m)
Second Floor Flat	592 sq ft	(54.96 sq m)

SERVICES

We understand mains water, electricity, and drainage are connected to the property. Heating is installed to the various parts by way of a variety of heating systems.

RATING ASSESSMENT & COUNCIL TAX

Ground Floor Retail	2017 List RV	£6,400
First Floor Beauty Salon	2017 List RV	£3,500
Second Floor Resi Flat	Council Tax Band	A

TENANCIES

The property is currently fully let and income producing **£20,180 per annum** on the following tenancies: -

- Santander UK plc lease the ground floor retail unit at a rent of £9,500 per annum exclusive, expiring 23rd November 2020.
- Julie Tattersall t/a Indie Beauty lease the first floor at a rent of £6,180 per annum exclusive. The tenant is currently in the process of renewing their lease for a further 5 years.
- The second floor flat is let on an AST from 1st October 2018 at a rent of £4,500 per annum exclusive.

SALE PRICE

Offers are invited in the region of **£245,000** for the freehold interest.

ENERGY PERFORMANCE RATING

The property has the following Energy Performance Asset Ratings:-

Ground Floor	TBC
First Floor	E-119
Second Floor	E-48

VAT

The property is not elected for VAT and therefore VAT will not be charged on the sale price.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment through the sole agents, Carigiet Cowen. For further information contact:-

Ben Blain: T: 01228 635002. E: bblain@carigietcowen.co.uk

Details prepared

September 2019

Messrs Carigiet Cowen 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 or 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 Messrs Carigiet Cowen has any authority to make or give any representation or warranty whatever in relation to this property.

