

TO LET

Various Uses – Subject to Planning

Carigiet
Cowen

93 MAIN STREET, COCKERMOUTH, CA13 9JS



PROMINENT TOWN CENTRE LOCATION

* DEDICATED CAR PARKING *

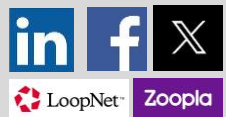
* NO VAT PAYABLE *

* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *



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www.carigietcowen.co.uk



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 heavy footfall numbers due to its proximity to The Lakes.

DESCRIPTION

93 Main Street is a two-storey end of terraced building of traditional brick construction with a pebble dash rendered finish, under a pitched slate roof. The property is situated within a prominent location on the main arterial route through Cockermouth. Internally, the ground floor is largely rectangular in shape, comprising a series of rooms. The first floor is storage areas currently but could become a self-contained residential flat.

Suitable for a variety of commercial uses such as café, gift shop, salon and offices.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	74.31	(800)
First Floor	42.15	(454)

2 no. car parking spaces

SERVICES

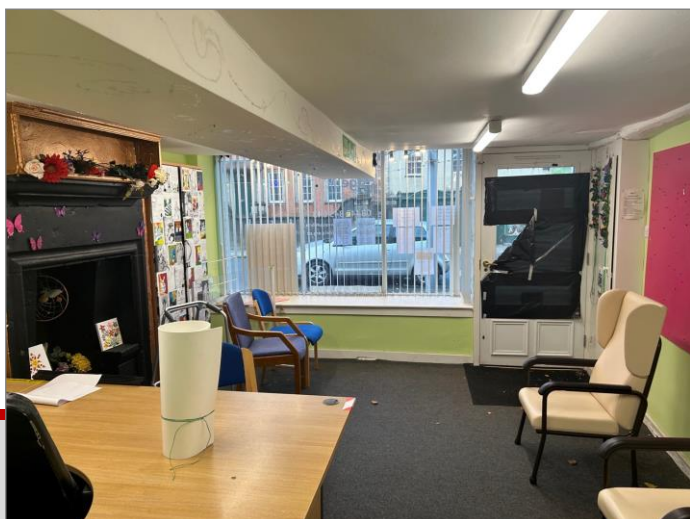
We understand mains water, gas, electricity, and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023/24 List Rateable Value of £6,500. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

ENERGY PERFORMANCE CERTIFICATE

The ground floor has an Energy Performance Asset Rating of D-100.



LEASE TERMS AND RENT

The property is available TO LET as a whole on a new lease for a term of years to be agreed at a rent in the region of **£22,750 per annum exclusive**.

Additionally, the ground floor is available on a separate lease agreement at **£15,000 per annum exclusive**, and the first floor is available for **£8,000 per annum exclusive**.

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.

VIEWS

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

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