

Contact Surveyors:
RP Richard Percival
IH Iain Henderson
BB Ben Blain
MB Mike Beales
AH Amelia Harrison

**Suite 2, Telford House, Riverside,
Warwick Road, Carlisle. CA1 2BT**
Regulated by RICS
Tel: 01228 544733
E-Mail: carlisle@carigietcowen.co.uk

**Carigiet
Cowen**

Commercial Property Consultants

www.carigietcowen.co.uk

RETAIL PROPERTY REGISTER

JULY 2025

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Ambleside	100 Lake Road	GF Sales: 919 sqft (85.40 sqm) LGF Sales: 993 sqft (92.30 sqm) LGF Stores: 145 sqft (13.50 sqm) FF Ancillary: 312 sqft (29 sqm) SF Attic: 312 sqft (29 sqm)	FREEHOLD INVESTMENT FOR SALE £465,000 NO VAT PAYABLE	Rare Freehold Investment For Sale Let to Alpkit Alpkit are an award winning outdoor clothing & bike brand retail business. Opening 10 stores in the last 6 years with over 200 staff. The property is a traditional Lakeland stone and slate building laid out to ground and lower ground floor sales areas with upper floor ancillary storage and staff accommodation. Extensive display windows to both elevations. Various parts of the property underwent refurbishment in 2017. A designated car parking space is positioned immediately to the rear of the building. The property is not listed.	BB/7721
Appleby	10, 12 & 14 Bridge Street UNDER OFFER	10 Bridge Street: GF Sales: 651 sqft Kitchen: 194 sqft WC 12 Bridge Street: GF Sales: 398 sqft Kitchen: 147 sqft WC 14 Bridge Street: 5 Residential Flats	FREEHOLD MIXED USE INVESTMENT FOR SALE £395,000 NO VAT PAYABLE	Rare Investment Opportunity Two storey, end terrace property fronting one of the main streets in Appleby. Comprising two ground floor self-contained commercial units. No 12 is occupied by the Cumberland Building Society branch and No 10 is operating as the long established café Bonjangles. Five self-contained one bedroom resi flats are above.	BB/7381
Aspatria	50-52 King Street	GF Commercial: 653 sqft (60.67 sqm) First Floor: 659 sqft (61.22 sqm) Second Floor: 106 sqft (9.85 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION £179,950 NO VAT PAYABLE	Commercial & Residential Two Bedroom Flat with Multi Fuel Stove and Gas Boiler with Wall Mounted Panel Radiators plus office stores The building is arranged over three levels. The former Post Office and gift shop areas on the ground floor have their own kitchen and wc and can be occupied in two parts or as a whole. Intended uses: salon, offices, retail shop, café or could be converted to residential, subject to planning and building modification. An integral staircase leads to a two bed, well equipped spacious flat on the first floor and the second floor provides further accommodation, currently used as an office/store, but could be utilised as a further bedroom.	BB7804

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Barrow	171 Dalton Road 100% Business Rates Relief	Net Sales Area: 463 sqft (43.01 sqm) First Floor: 274 sqft (25.46) Second Floor: 358 sqft (33.26 sqm) Basement:	FREEHOLD FOR SALE WITH VACANT POSSESSION £85,000 UNDER OFFER	Prime Retail Unit Three storey, mid terraced unit providing ground floor retail space, first and second floor staff offices and ancillary. A small external yard to the rear with access to the basement. Nearby occupiers include: Holland & Barrett, McDonalds, Costa & Poundland. BAE Systems will shortly be opening a new training facility from the former Debenhams building.	BB/7457
Carlisle	1 Brunswick Street UNDER OFFER	Net Internal Area: 13,990 sq ft (1,300 sqm) Basement: 935 sqft Ground Floor: 4,672 sqft First Floor: 4,137 sqft Second Floor: 2,098 sqft	NO VAT PAYABLE Offers in the region of £200,000 are invited for the freehold with vacant possession	Freehold For Sale Traditional three-storey terrace building. A former doctors surgery, could be sub-divided. Potential for redevelopment into residential use, subject to planning. Rear lane and yard area can be accessed from Brunswick Street.	BB/7224
Carlisle	Drive Thru Kiosk 10 Church Street Caldeagate 100% Business Rates Relief	Areas: Kiosk: 655 sq ft (60.85 sqm)	Rent: £20,000 p.a. For a new lease terms to be agreed. UNDER OFFER	DRIVE THRU KIOSK Prominent Roadside City Centre Location Single storey kiosk/pod unit with forecourt and covered drive thru lane/parking. Entry and exit points from Caldeagate. Suitable for a variety of commercial uses: *hot and cold food operators, on a grab & go/takeaway basis *pharmacy *office *showroom *taxi office *parcel drop/collection point The right hand car wash lane is let to Intelijet 360, a machine operated, touchless car wash, the only one of its kind in Cumbria at Present.	BB/7144
Carlisle	111-113 Denton Street Denton Holme	Ground Floor: 1,208 sqft (112.27 sqm) First Floor: 396 sqft (36.76 sqm) UNDER OFFER	FREEHOLD FOR SALE PRICE REDUCED TO £149,950 With vacant possession NO VAT PAYABLE	POPULAR CITY SUBURB POTENTIAL FOR FIRST FLOOR RESIDENTIAL(STP) Formerly occupied by the Cumberland Building Society, the mid terraced, two storey building has largely open plan ground floor accommodation fitted out with two private offices, large banking counter, staff kitchen and WC. The first floor has two good sized rooms with WC and kitchen. The first floor has a self contained, private staircase leading to this area and could become a one bed flat, subject to planning.	BB/7736
Carlisle	26-40 English Street Unit A & B Viewing is highly recommended to fully consider the opportunity that is available	Unit A: 833 sqft (77.38 sqm) Unit B: 833 sqft (77.38 sqm)	Rent: £15,000 p.a. + VAT £15,000 p.a.+ VAT Or £25,000 p.a. + VAT For both units as a whole	PRIME RETAIL UNIT Part of the former House of Fraser demise, facing onto St Cuthberts Lane. A double fronted unit, with proposed dedicated access to St Cuthberts Lane. Available as a whole or in part. Suitable for a variety of uses including: retail*office*salon*café* *restaurant.	BB/7394

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	26-40 English Street Third Floor	Area: 5,698 sqft (529.40 sqm)	Rent: From £1 per sq ft Per annum + VAT + Service Charge	PROMINENT LOCATION Part of the former House of Fraser demise, located on the top floor with self-contained access via a passenger lift. A rectangular shaped unit with open plan floor space and private rooms, featuring staff room, kitchen and WCs. Suitable as: Office*studio*	BB/7394
Carlisle	67 English Street	Ground Floor: 921 sqft (85.57 sqm) First Floor: 800 sqft (74.32 sqm) Basement: 874 sqft (81.23 sqm)	Rent: £22,500 p.a.	REFURBISHED PRIME RETAIL UNIT 100M FROM NEW UNIVERSITY DEVELOPMENT Prime retail/office unit over 3 floors. Double fronted & glazed frontage. DDA accessibility. Rear access.	BB/7384
Carlisle	Unit 2 Gateway 44 Retail Park	1,226 sqft (113.9 sqm)	Rent: £25 psf (£30,650 p.a)	CLOSE TO J44 OF M6 Mid terrace retail warehouse unit within modern fully let retail park, close to J44 of M6.	RP/7715
Carlisle	87 London Road 100% Business Rates Relief NO VAT PAYABLE	Ground Floor Retail: Net Internal Area: 736 sqft (68.48 sqm) Residential Flat: Living Room, Bedroom, Bathroom, Kitchen & Attic Bedroom Gross Internal Area: 796 sqft (73.90 sqm)	Freehold For Sale with vacant possession £135,000 Or To Let £13,500 p.a. UNDER OFFER	Mixed Commercial & Residential Uses Prominent location immediately opposite St Nicholas Gate Retail Park with national occupiers including Asda, Iceland. The ground floor is mainly open plan with servicing counter, kitchen and storage. The first floor provides 2 bedroom flat. Let as a whole on a new lease for a term of years to be agreed.	BB/7800
Carlisle	2/2A Lowther Street	Sales ITZA: 549 sqft (51 sqm) Basement: 465 sqft (43.20 sqm) WC 100% Business Rates Relief	Rent: £20,000 p.a. On a new lease for a term of years to be agreed. NO VAT PAYABLE	Prominent City Centre Location Potential for Outdoor Seating Area End of terrace corner building offers self-contained ground floor with basement unit. The ground floor is open plan with integral staircase leading to a well equipped basement, previously used as offices and store with WC and staff kitchen point. Extensive return window frontage to Lowther Street and Warwick Road. The area is now regarded as one of the stronger trading positions for the city with nearby established pubs, restaurants and mixed retail.	BB/7797

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Amante Bar & Premises 9 Lowther Street	10 YEAR LEASE WITH EFFECT FROM 1ST DECEMBER 2023 At a passing rent of £45,000 p.a. NO VAT PAYABLE	FREEHOLD INVESTMENT FOR SALE Plus redevelopment opportunity on the upper floors £695,000	INVESTMENT PLUS REDEVELOPMENT OPPORTUNITY Three storey, mid terraced property. Amane Bar sits within the ground floor & part of the first floor with dedicated access and external seating area. The remaining parts to the first and second floors are currently derelict, but would be suitable for redevelopment to at least 8 no. flats or alternative uses, STP. These areas have their own dedicated access stairwell.	BB/7420
Carlisle	Pizza Express 21 Lowther Street	Ground Floor: 1,803 sqft (167.5 sqm) Basement: 866 sqft (80.45 sqm) First Floor: 998 sqft (92.72 sqm) Second Floor: 1,114 sqft (103.49 sqm) Total Area: 4,781 sqft (444.16 sqm) Cumberland Council Planning ref number 22/0609, expires 3 August 2025.	FREEHOLD INVESTMENT FOR SALE £650,000 NO VAT PAYABLE Pizza Express (Restaurants) Limited tenant on the ground floor & basement New internal repairing & insuring 10 Year Lease from January 2025 At a passing rent of £35,000 p.a. exclusive	POPULAR DAYTIME, EVENING AREA RESI REDEVELOPMENT OPPORTUNITY TO UPPER FLOORS Three storey building is positioned on the corner of Lowther Street and Devonshire Street, in a popular daytime and evening area that provides a variety of local bars and restaurants. The ground floor and basement has been occupied by Pizza Express since the lease began in January 2000. The first & second floors has self-contained access to the office accommodation, with the potential for these areas to be converted to residential use.	BB/7447
Carlisle	22 Lowther Street	Ground Floor: 1,403 sq ft(130 sqm) First Floor: 971 sq ft (90 sqm) Second Floor: 692 sq ft (64 sqm) Third Floor: 651 sq ft (60 sqm)	Rent: On application New Lease for a term of years to be agreed.	HIGH SPECIFICATION ON-SITE PARKING Grade II listed building providing high quality office space. Suitable for retail & leisure uses. Over 4 floors the accommodation has been refurbished to an extremely high-quality specification.	BB/7201
Carlisle	64 Lowther Street (ground floor)	Sales ITZA: 592 sqft (55.03 sqm)	Rent: £15,000 p.a.	Prominent City Centre A ground floor retail unit, opposite The Lanes Shopping Centre and located on the main bus arterial route through the city. Open plan sales area with staff wc and storage to the rear. Benefits from side access door for convenient loading and unloading.	BB7798

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	70/78 Lowther Street Former Supermarket	Total Ground Floor Area: 5,745 sq ft (533.9 sqm) Total First Floor Area: 1,176 sq ft (109.3 sqm)	Rent: £50,000 p.a. Various Commercial Uses Considered	Large Car Park Adjacent A former supermarket premises with extended glazed frontages to Lowther St and Chapel Street. Ground floor open plan accommodation with internal cold stores & offices. First floor internal stores and offices.	BB/6797
Carlisle	57-61 Newtown Road UNDER OFFER	Net Internal Area Ground Floor: 932 sqft (86.59 sqm) First Floor Flat: 826 sqft (76.76 sqm) 100% Business Rates Relief	Rent: £19,750 p.a. As a whole only NO VAT PAYABLE	Ground Floor Commercial & First Floor 3 Bedroom Flat Two storey building providing a ground floor self-contained commercial unit of regular shape. Located opposite The Cumberland Infirmary the unit would be suitable for: *showroom The first floor space is a 3 bedroom self-contained flat which requires furnishing. An ability to sublet this area will be permitted by the landlord. Car parking for 2 no. cars	BB/7739
Carlisle	Unit 3 Coleridge House The Maltings Shaddongate	GF Showroom: 4,713 sqft (437.88 sqm) FF Offices & Stores: 2,001 sqft (185.93 sqm)	Rent: £40,000 p.a.	Highly Visible Roadside Location Dedicated Car Parking Two storey retail showroom with glazed window frontages. The ground floor provides open plan area with reception, WCs and kitchen. The first floor provides offices and stores. Loading is provided to the rear of the building. Suitable for retail showroom, dance studio, gymnasium, community uses.	BB/7817
Carlisle	Espresso Hub 7 St Albans Row	Net Sales Area: 789 sqft (73.34 sqm) Sales ITZA: 699 sqft (64.96 sqm) External stores WC	Espresso Hub Ltd Business For Sale £125,000 Invited for the business, trade name, fixtures, fittings, goodwill and stock Passing rent: £23,000 p.a.	Business For Sale Due to Retirement A ground floor corner building providing highly attractive frontages with DDA level access with large outdoor seating area. Assignment of the existing lease is available as would be a new lease direct from the landlord, subject to terms being agreed.	BB7604
Carlisle	17/18 St Cuthbert's Lane	Net Sales Area: 968 sq ft (90 sqm)	Rent £1,250 per month	**Recently Refurbished** Attractive ground floor unit. Open plan sales with WC and kitchen.	BB/7307

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	St Nicholas Street Unit 1: Unit 2A: Unit 2B:	Floor Areas: Unit 1: 3,767 sq ft (350 m²) Unit 2A: 3,229 sq ft (300 m²) Unit 2B: 5,382 sq ft (500 sqm) The building will be subject to re-assessment following the sub-division works	Rent: £25,000 p.a. £40,000 p.a. £25,000 p.a. NO VAT PAYABLE ON RENT	High Visible Trading Position Dedicated Car Parking Unit 1: Can provide: Rectangular, open plan shaped showroom with extensive window frontage. Staff kitchen & WC'. Unit 2A: Can provide: Corner unit providing rectangular showroom space with extensive window frontage. DDA access, kitchen & WC's. Unit 2B: Can provide: Warehouse/showroom space to the rear of the property. A new access frontage will be installed. The three units can be combined, subject to availability.	BB/6130
Carlisle	Unit 3 St Nicholas Street	First Floor Sales: 4,317 sqft Staff Room & WC UNDER OFFER	Rent: £15,000 p.a. NO VAT PAYABLE	DDA Lift Access Large Dedicated Parking First floor showroom/office space with shared entrance foyer.	BB/7741
Carlisle	Arnside House & Dalston Pharmacy Sycamore Lane	Arnside House: Total Area: 4,923 sqft (457.64 sqm) Pharmacy Building: 404 sqft (37.55 sqm) Site Area: 1.25 acres (0.507 Hectares)	FREEHOLD FOR SALE £550,000 ARNSIDE HOUSE WITH VACANT POSSESSION DALSTON PHARMACY SUBJECT TO EXPIRED LEASE	Freehold Development Opportunity *Arnside House has full vacant possession *Income producing Pharmacy building *Mature grounds with a generous amount of on-site parking *The property is not a Listed building *Suitable for a variety of alternative uses, subject to planning *Comprehensive redevelopment or conversion opportunity	RP/7003
Carlisle	Victoria House Victoria Viaduct (Former TESCO)	Ground Floor: 27,000 sqft(2,508 sqm) First Floor Offices: 1,472 sqft (137 sqm) Second Floor Offices: 1,392 sqft (129 sqm) Car Park: 30 spaces	Rent £175,000 p.a. To let on a term of years to be agreed	*Large Retail Unit* Close to Proposed University Campus Dedicated Basement Parking Substantial retail warehouse premises over three floors basement car park for 30 cars.	BB/7403
Carlisle	Victoria Galleries Viaduct House Victoria Viaduct	Useable Floor Area: 2,736 sqft (254.17 sqm)	Rent: £20,000 p.a. NO VAT PAYABLE	*Prominent Location* *Suitable for Various Commercial Uses* This area of Carlisle is shortly to undergo major regeneration with the introduction and building of the University of Cumbria Campus. *modern vibrant accommodation *High levels of natural light *Available as a whole or in part	BB/7717
Carlisle	Former CTD Premises Viaduct Estate	Total Floor Area: 11,555 sqft (1,073.5 sqm)	Rent: £46,000 p.a. Assignment or sub-let of an existing lease (Landlord would sell)	Showroom/Trade Counter/ Warehouse with Offices/ Yard & Plenty of Parking Former tile display showroom with associated ground and first floor offices. Large yard area with generous amount of parking.	RP/7675

TOWN	ADDRESS	AREAS	RENT/ PRICE	DESCRIPTION	CONTACT
Carlisle	19 Warwick Road	Ground Floor: 661 sqft (61.43 sqm) First Floor: 491 sqft (45.62 sqm) Second Floor: 379 sqft (35.23 sqm)	Rent: £28,500 p.a. NO VAT PAYABLE	*Close to Bars & Restaurants* A mid terraced, three storey building providing extremely well fitted out retail space. A large sales area on the ground floor. The first floor provides retail space, kitchen , WC and the second floor provides further retail space and storage.	BB/7788
Carlisle	50 Warwick Road	Sales ITZA: 595 sqft (55.27 sqm) Net Sales Area: 694 sqft (64.48 sqm) Basement: 518 sqft (48.10 sqm) WC	Rent: £22,500 p.a.	Prominent City Location High Profile Corner Frontage High Specification The available accommodation comprises a ground floor commercial unit, featuring panoramic corner window frontage to both Warwick Road and Cecil Street. Providing open plan sales area. Along with a basement area, accessed via an integral staircase, providing ancillary, storage, a kitchen and wc facilities. The accommodation is of high specification.	BB/7841
Carlisle Carleton	NARA Spa & Kitchen Scalesceugh Hall Carleton		Rent: On application As part of the tenancy terms, a marketing plan, WordPress website, established mailing list support from the owner is available if required or needed.	Rare Business Opportunity An opportunity to run and operate a high end wellness and café building, nestled within the grounds of Scalesceugh Hall. * 'A' rated building with latest energy efficient technologies & equipment *Potential to customise interiors & fit-out *Strong potential cross-selling opportunities *State of the art facilities & fully equipped Beauty areas and Bistro.	BB/7491
Cleator Moor	2 High Street	Ground Floor: 314 sqft (29.20 sqm) First Floor: 196 sqft (18.25 sqm)	Freehold For Sale With vacant possession: £49,000 NO VAT PAYABLE	Prime High Street Location Excellent visibility on the High Street which is a main cut through to Sellafield. The two storey property provides ground floor retail space with integral stairwell leading to the first floor, comprising of stores, office and wc. Suitable for a variety of commercial uses.	BB/7819
Cleator Moor	Crowgarth House 48 High Street	GF: 1,282 sqft (119.06 sqm) FF: 854 sqft (79.66 sqm) SF: 1,251 sqft (116.26 sqm)	For Sale: £275,000 NO VAT PAYABLE	Freehold Property The ground floor provides area suitable for a variety of commercial uses subject to planning, Redevelopment of the upper floors could be modified into residential flats, apartments or offices. The building has been granted planning previously for conversion to 7 apartments which has now lapsed, but could be reapplied for. App No. 4/10/2177/OF1.	BB/7320

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Cleator Moor	Commerical Unit Crossfield Garage Leconfield Road 100% Business Rates Relief	Net Internal Area: 869 sqft (80.69 sqm) Comprising: Net Sales Area: 677 sqft (62.90 sqm) Kitchen: 192 sqft (17.84 sqm)	Rent: £10,000 p.a.	Prominent Roadside Location Modern commercial unit with double display windows. Open plan, regular shape Male/Female/Disabled WCs External Seating Load and unload area Finished to modern specification	BB/7742
Cleator Moor	Wath Brow Fish & Chip Shop 1 Princes Street	Ground Floor (Fish and Chip Shop) 731 sqft (67.90 sqm) Ground Floor & First Floor Residential Dwelling: 1,035 sqft (96.14 sqm) Total Areas: 1,766 sqft (164.04 sqm)	FREEHOLD PROPERTY FOR SALE WITH VACANT POSSESSION AND THE FISH & CHIP SHOP BUSINESS INCLUDES FIXTURES FITTINGS GOOD WILL TRADE NAME AND STOCK £225,000	Well Established Hot Food Takeaway Business with Three Bedroom Dwelling 1 Princess Street is a two storey end of terraced property with Wath Brow Fish and Chip shop positioned on part of the ground floor only. Providing a fully fitted out Hot Food Takeaway sales area, kitchen, prep area to the front with storage, WC/ boiler area and stairs to the attic for further storage to the rear. The residential self-contained dwelling is part of the ground and first floor, comprising of spacious living/ dining room, kitchen to the ground floor and 3 bedrooms, large bathroom and storage to the first floor.	BB/7718
Cleator Moor	Ennerdale Road 100% Business Rates Relief	Ground Floor: 2,420 sqft (224.85 sqm) Mezzanine: 104.98 sqft (1,130 sqm) Total Gross Internal Area: 3,550 sqft (329.83 sqm)	Rent: £17,500 p.a.	Prominent Roadside Location Dedicated Car Parking Secure Yard A detached property. The ground floor provides a reception area and office to the right upon entry and an office / workshop display room to the left. To the rear is an open plan workshop/storage area, incorporating male and female WCs and a kitchen. A mezzanine provides further workshop accommodation/ storage. The workshop is unheated, but an oil fired boiler provides central heating to some of the office space areas. Externally there is a small secure yard. Suitable Uses: Light industrial but could be readily converted to: Trade Counter Retail subject to obtaining relevant planning which may be necessary.	MB7854
Brigham Cockermouth	The Annex Low Road Brigham 100% Business Rates Relief	Gross Internal Area: 472 sqft (43.85 sqm)	FOR SALE £65,000 With vacant possession NO VAT PAYABLE	DDA Access Convenient Location off the A595 The annex is a semi-detached, single storey property. Internally comprising of three rectangular spaces with a wc and kitchen to the rear. Suitable uses: Salon Sandwich Bar Store Workshop Dog Grooming Parlour Office All subject to planning where necessary.	BB7847

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Cockermouth	Tarantella Italian Restaurant 22 Main Street Selling due to retirement 100% Business Rates Relief	Ground floor restaurant NO VAT PAYABLE New 10 year Lease	Business For Sale Offers in the region of £110,000 Are invited for the business, fixtures, fittings & goodwill Unit Rent: £14,750 p.a.	Restaurant Business For Sale with Leasehold Tenure Established since 2007 Town Centre Location Attractive ground floor property. DDA access. Floor to ceiling arched windows providing good natural light and window seating.	BB/6474
Cockermouth	Hunters 43A Main Street	Three storey property	Rent: £30,000 p.a. To let on a new lease for a term of years to be agreed.	Prominent Location Undergoing Refurbishment A three storey property fitted out as a public house and undergoing refurbishment.	BB/
Cockermouth	93 Main Street 100% Business Rates Relief	First Floor 42.15 sq m (454 sq ft) 1 no car park space	Rent: £8,000 p.a. NO VAT PAYABLE	*Town Centre Location * The first floor is self contained and accessed from the rear of the building. Currently used as storage. Suitable for a variety of commercial uses such as *salon *offices	BB/7648
Cockermouth	Bamboo Restaurant 16 Market Place 100% Business Rates Relief	Net Internal Area: 2,973 sqft (276.18 sqm) Comprising: GF Restaurant: 1,415 sqft (131.45 sqm) FF Residential: 528 sqft (49.04 sqm) SF Residential: 537 sqft (49.86 sqm) Attic Area: 493 sqft (45.83 sqm)	Freehold Building & Business For Sale £750,000 Alternatively, Sale of the Business for £125,000 and a new lease for the whole building at a rent of £40,000 p.a. NO VAT PAYABLE On the sale price or the rent	Bamboo Restaurant Business For Sale—Established 2007 Consistent Profitable Accounts A Grade II listed building over three storeys. DDA access to the restaurant. An extension has been added to the rear along with a raised garden and storage/bin area. The restaurant is largely open plan with 60 cover capacity, with large conservatory to the rear. Along with bar, kitchen and WCs, including disabled. The upper floors are fully residential with self-contained access and meters. Providing 4 double bedrooms, 2 bathrooms, kitchen. Plus and an attic, providing a further bedroom with en-suite and storage. Disc zone pull in pull out parking is available to the front of the property and pay and display parking is near by. An opportunity to acquire an established and profitable business with the option to expand the residential offerings available.	BB/7793
Cockermouth	Fairfield House Station Road	Existing Accommodation Areas: Ground Floor: 768 sqft (71.35 sqm) First Floor: 644 sqft (59.83 sqm) Potential Redevelopment to add a single storey extension area: 592 sqft (55 sqm) By adding the extension the overall ground floor area will be over £1,250 sqft	Rent for existing accommodation n: £17,500 p.a. Rent for the accommodation n with the inclusion of the proposed extension: In the region of £30,000 p.a. May Sell (price on application)	*Town Centre Location Next to Sainsburys *Extensive Enclosed Car Park * Variety of Commercial Uses *Opportunity to Increase Ground Floor Area Did Not Flood in 2009 or 2015 Two storey semi-detached building with extensive tarmac surfaced forecourt area providing spaces for approx. 12 cars. There is a potential redevelopment opportunity to the ground floor exterior to add a single storey extension, providing an additional 592 sq ft to the ground floor, taking the overall ground floor area to over 1,250 sqft. (FUL/2024/0016)	BB/7545

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Cockermouth	4 & 4D Station Street	<p>Unit 4: Let to Memoscan Ltd t/a Mama Mia Total Area: 2,016 sqft (178.22sqm)</p> <p>Unit 4D: Let to Fyne Fish Total Area: 1,313 sqft (121.99 sqm)</p>	<p>Investment For Sale Fully Occupied</p> <p>Both units as a whole For Sale £375,000 Passing Rent £27,400 p.a. exl.</p> <p>Unit 4 Individual Sale Price £190,000 Passing Rent £14,400 p.a.</p> <p>Unit 4D Individual Sale Price £180,000 Passing Rent £13,000 p.a.</p>	<p>Long Leasehold Retail Investment Fully Let & Income Producing</p> <p>Two self-contained ground floor retail units of a three storey terrace building.</p> <p>Unit 4 let to Memoscan Ltd t/a/ Mama Mia on a new 25 year lease with effect from December 2023 at a rent of £14,400 p.a, with rent reviews every 5 years. Tenant only breaks in December 2038 and 2043.</p> <p>Unit 4D: Let to Fyne Fish on a new 10 year lease with effect from November 2021 at a rent of £13,000 p.a. with rent reviews in 2024, 2027 and 2030. Tenant only breaks in April 2028 and 2030.</p>	BB/6852
Cockermouth	6 Station Street	<p>Net Sales Area: 556 sqft (51.63 sqm) Store: 29 sqft (2.68 sqm) WC</p> <p>NO VAT PAYABLE</p> <p>UNDER OFFER</p>	<p>LONG LEASEHOLD INVESTMENT FOR SALE</p> <p>Overs are invited in the region of £105,000 Passing Rent:£8,000 p.a.</p>	<p>Town Centre Location</p> <p>A self-contained ground floor only unit with a large double fronted glazed frontage with personnel access door to Station Road.</p> <p>The current tenant is holding over at a rent of £8,000 p.a.</p>	BB/7564
Cockermouth	11 Station Street	<p>Net Sales Area: 438 sqft (40.69 sqm) Basement: 367 sqft (34.10 sqm)</p> <p>NO VAT PAYABLE</p>	<p>Rent: £10,500 p.a. Assignment or sub -letting of the current lease expiry 3rd Sept 2026. A new lease may be agreeable direct from the landlord.</p>	<p>Town Centre Location</p> <p>A self-contained ground floor unit with basement. The property has an extensive glazed window frontage, with personnel access door to Station Street. The ground floor is split into two areas at present. Rectangular in configuration and suitable for *salon*café*showroom *uses</p>	BB/7602
Egremont	25 Main Street	<p>Ground Floor: 1,379 sqft (128.07 sqm) First Floor: 706 sqft (65.66 sqm) Second Floor: 288 sqft (26.78 sqm)</p> <p>100% Business Rates Relief</p> <p>NO VAT PAYABLE</p>	<p>FREEHOLD FOR SALE £225,000</p> <p>RESTAURANT & AIRBNB BUSINESS</p> <p>ALSO AVAILABLE TO RENT AT £30,000 p.a. On a new lease for a term of years to be agreed</p>	<p>Restaurant & Airbnb Business Available To Rent or For Sale</p> <p>Mid terraced restaurant and Airbnb property, suitable for re opening or conversion to alternative commercial and residential uses throughout. Fully renovated ground floor, providing open plan restaurant with integral bar. Providing approximately 50 covers. To the rear, walk-in freezer room plus large open plan commercial kitchen with full extraction system, cooking and washing appliances are fitted. WCs from the corridor. Upper floors provide 3 no. self contained Airbnb units. Externally, extensive rear space for garden & parking.</p>	BB.7470

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Egremont	29 Main Street	Ground Floor - Shop/kitchen: 717 sqft (66.65 sqm) First floor flat: 467 sqft (43.35 sqm) External Space: Cold store: 65 sqft (6 sqm) Store: 975 sqft (90.53 sqm) Garage: 444 sqft (41.25 sqm) Additional land to the eastern end of the site. No outline planning permission has been obtained.	FREEHOLD FOR SALE WITH VACANT POSSESSION £225,000	Prominent Town Location* Commercial Ground Floor Unit*First Floor 2 Bed Flat above*Outbuildings & Land Development Opportunity A former family butchers shop, operating for many years is available for sale. Suitable for a variety of commercial uses. The ground floor retail unit is of rectangular shape with kitchen. The first floor is a self-contained 2 bed flat with access from the kitchen area. Additional outbuildings to the rear of the property as well as a potential redevelopment opportunity to the eastern end of the site. Interested parties are encouraged to speak directly to Cumberland Council re planning permission.	BB/7538
Kendal	13 Market Place	Ground Floor: 2,241 sqft (208.22 sqm) First Floor: 1,269 sqft (117.89 qm) Second Floor: 667 sqft (62 sqm) Basement: 164 sqft (15.20 sqm) Total: 4,341 sqft (403.31sqm)	TO LET £35,000 p.a. On a new FRI lease for a term of years to be agreed	Fully Fitted Out Music/Events Venue Fully DDA Compliant The 3 storey property is located in a prominent town centre position with high profile glass frontage facing Market Place. The ground floor is open plan and provides customer seating area, a bar and concert space complete with stage to the rear. Disabled WC at this level along with a lift. A basement provides storage and incorporates 4 no. WCs. A staircase leads to the first floor, providing open plan seating area with a balcony that overlooks the stage below. The second floor was formerly used as a commercial kitchen with extraction systems and pipework still in place.	BB/7840
Kendal	1 Stramongate & 2 Kent Street	Sales ITZA: 655 sqft (60.85 sqm) Disabled WC FF customer seating: 367 sqft (34.10 sqm) FF storage: 316 sqft (29.36 sqm) SF: 849 sqft (78.87 sqm) Basement: 269 sqft (25.02 sqm0	FREEHOLD INVESTMENT FOR SALE Tenant: Let To SUBWAY £350,000 + vat	Prime Retail Investment 15 Year Lease from Feb 2025 The building is Let to Subway with a passing rent of £21,000 p.a. The rent can be reviewed on an upwards only basis in the 5th and 10th year of the lease. The three storey corner building has prominent frontage with convenient vehicle access available. Operating as Subway for many years and remains the only one in Kendal town centre. The tenant rents the whole property.	BB7803
Kendal	7 Stricklandgate UNDER OFFER	Areas: GF: 1,016 sqft (94.43 sqm) FF: 748 sqft (69.46 sqm) Basement: 874 sqft (81.16 sqm)	Rent: £37,500 p.a.	Prime Location Attractive Frontage Largely open plan ground floor and first floor providing storage and offices along with staff kitchen and male/female WCs. Plus basement.	BB/7784

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Keswick	High Hill AVAILABLE	Useable Floor Area: 1,968 sq ft (182.84 sqm) * No VAT Payable *	Café/ Restaurant Rent from: £30,000 p.a. As an introductory rent and will increase to £40,000 p.a, subject to term and covenant strength. Rent of the whole building, including luxury apartment: POA	Fully Furnished Café/Restaurant (All Fixtures & Fittings included) Alternative uses considered: <ul style="list-style-type: none"> Salon Premises Convenience Store, Farm Shop, or Deli Bike Hire or other outdoor adventure sports office showroom Estate Agents or Holiday Accommodation Office Close to Keswick Town Centre Next Door to Premier Inn Letting of the Luxury Apartment Above Considered Ground floor self-contained unit fitted out to a good standard throughout. Car parking for approx.14 vehicles and outdoor seating patio area.	BB/7227
Keswick	78 Main Street 100% Business Rates Relief	Net Internal Area: 351 sqft (32.61 sqm)	Rent £9,750 p.a. Minimum lease term of 3 years * No VAT Payable *	Strong Lake District Location Located just of the mini roundabout at the northern end of the town, 78 Main Street is an ideal start up or small business unit. Nearby occupiers are national and local retailers, restaurants, hotels and public houses. Various car parks are situated nearby.	BB/7843
Keswick	The Moot Hall Market Square	Total Net Internal Area: 2,102 sqft (195.29 sqm) Ground Floor Sales Area: 843 sqft Store: 104 sqft First Floor: Sales: 305 sqft Offices: 226 sqft Second Floor: Offices: 625 sqft	Rent: £48,000 p.a. Available from 1ST APRIL 2026 Available To Let As a whole on a new internal, repairing & insuring lease for a term of years to be agreed. Consideraton would be given to an under-letting of part of the property, subject to agreement on suitable terms	Office, Retail & Public Sector uses for Community Purposes Considered *Strong footfall all year round *Historic Grade II Listed *DDA access & passenger lift A detached, 3-storey property which was refurbished in 2017. The ground floor offers an open plan sales area with storage to the rear. The first floor provides further sales area with offices and storge, accessed via an internal open staircase and lift to the front. The second floor also with staircase and lift access, provides community room/ meeting area with a kitchen, wc and storage.	BB/7850
Keswick	30 Station Street	Ground Floor: Occupied by the Cumberland Building Society Branch: 1,151 sqft(106.97 sqm) First Floor Holiday Accommodation: Kitchen/Diner: 307 sqft(28.54 sqm) Bedroom Master: 194 sqft(17.99 sqm) Bedroom Twin: 153 sqft(14.25 sqm) Cleaning Room: 62 sqft (5.75 sqm) WC	Freehold Interest For Sale Offers in the region of £575,000 No VAT Payable	Rare Sale & Leaseback Investment Opportunity Two storey mid-terraced property. The ground floor comprises a self-contained commercial unit, currently operating as the Cumberland Building Society Branch. The first floor is a self-contained holiday flat, comprising of entrance hallway, two double bedrooms, kitchen/ diner, separate WC & cleaning room. Fitted out to a good standard throughout. The holiday accommodation is managed by a third party. The holiday let accommodation will continue as is, but could be converted to alternative uses or other forms of residential, subject to planning.	BB/7600

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Penrith	Ground Floor New Build Retail Unit Carleton Meadows UNDER OFFER	Ground Floor: 1,238 sqft (115.01 sqm)	LONG LEASEHOLD FOR SALE POA Alternatively a letting may be considered at a quoting rent of £18,750 p.a. plus VAT	NEW BUILD GROUND FLOOR UNIT DEDICATED PARKING The new build unit forms part of a large Persimmon residential development, situated on Carleton Meadows Phase 2, located east of Penrith town centre. The ground floor is currently at the final stages of completion. An open plan layout, finished to shell condition, for the purchaser or tenant to fitout accordingly. Benefits from parking and accessible WC.	BB/7605
Penrith	41 King Street	GF Restaurant & Bar Area: 990 sqft (92sqm) Kitchen, Prep & Storage: 410 sqft(38 sqm) Entrance Area & WCs: 200 sqft (18.3 sqm) First Floor Offices: 850 sqft (79 sqm) Second Floor Offices: 900 sqft (83.5 sqm) Second Floor Storage: 150 sqft (14 sqm) Residential Flats: Flats 1-4: 2 bed flats Flats 5 & 6: 2 bed flats	FREEHOLD INVESTMENT FOR SALE £775,000 MIXED COMMERCIAL & RESIDENTIAL Average rental income around £70,000 p.a.	TOWN CENTRE LOCATION A Grade II listing building over three floors. The ground floor is fitted out and trades as a good quality restaurant. The first and second floors at the front of the building are currently fitted out as office suites with their own dedicated access off King Street. The rear section of the building has been converted to provide a mixture of 4 no. 1 bed flats and 2 no. 2 bed flats which are privately rented on Assured Shorthold Tenancy agreements.	BB/7060
Penrith	Newton Rigg Estate	Various Sizes	Rent on application	NEWTON RIGG ESTATE A range of buildings, suitable for a variety of uses, subject to planning. Office*Retail*Leisure	RP/6859
Penrith	Unit H1 3 Bowling Green Lane Penrith New Squares AVAILABLE	GF: 1,909 sq ft FF: 1,939 sq ft	Rent: £15,000 p.a.	TWO STOREY UNIT Unit is constructed to a shell condition. Attractive display double frontage.	BB/4572
Penrith	Unit I Former Chopping Block Penrith New Squares UNDER OFFER	Net Sales Area: 1,824 sq ft (169.46 sqm)	Rent: £20,000 p.a.	FULLY FITTED OUT UNIT ATTRACTIVE RETURN FRONTAGE Former delicatessen and café. Suitable for same use, retail, office or small showroom.	BB/4572
Penrith	Unit J1 1 Brewery Lane Penrith New Squares AVAILABLE	1,340 sq ft	Rent: £12,000 p.a.	CENTRALLY LOCATED Unit is constructed to a shell condition. Attractive return frontage.	BB/4572
Penrith	Unit J4 7 Brewery Lane Penrith New Squares AVAILABLE	1,129 sq ft	Rent: £11,250 p.a.	ATTRACTIVE DISPLAY FRONTAGE Unit is constructed to a shell condition.	BB/4572
Penrith	Unit K1 9 Brewery Lane Penrith New Squares AVAILABLE	1,492 sq ft	Rent: £12,750 p.a.	ATTRACTIVE DISPLAY FRONTAGE Unit is constructed to a shell condition.	BB/4572
Penrith	Unit L1 13 Brewery Lane Penrith New Squares AVAILABLE	2,042 sq ft	Rent: £15,000 p.a.	ATTRACTIVE DISPLAY FRONTAGE-NEXT TO FULLY FITTED OUT UNIT	BB/4572
Penrith	Two Lions Hotel Great Dockray Penrith New Squares AVAILABLE		To Let/ May Sell	Former Hotel/Pub has been refurbished to a shell finish ready to be fitted out.	BB/4572

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Penrith	The Old Observer House Rawcliffe Lane 100% Business Rates Relief	Ground Floor Entrance: 4'8" x 13'0" Mezzanine area 8'0" x 13'0" First Floor Room: 10'7" x 18' Second Floor Kitchen: 10'10" x 7'6" Second floor Room: 10'7" x 18'3" Total Useable Floor Area: 914 sqft (84.91 sqm)	Rent: £400 per calendar month (inclusive of building insurance) NO VAT PAYABLE	TOWN CENTRE LOCATION The three storey property provides ground floor reception/office/storage space. First floor treatment/office room and mezzanine 'waiting area' or further office space. Second floor WC, kitchen/staff room and a further large treatment/office room. Suitable for beauty/health treatment centre or general offices/storage for a small business start up.	BB/7779
Silloth	15 Criffel Street 100% Business Rates Relief	Commercial Basement 383 sqft (35.58 sqm) Ground Floor: 751 sqft (69.73 sqm) Landing WCs First Floor: 1,136 sqft (105.59sqm) Second & Third Floor Flat: 1,301 sqft (120.91 sqm)	FREEHOLD INVESTMENT FOR SALE £385,000 £20,800 pa Commercial rental income + 3 bed owner occupied flat NO VAT PAYABLE	Prime Location Commercial & Resi Uses Stunning Views over the Solway Firth A substantial end of terrace, corner building fronts onto Crifel Street & Esk Street with stunning views over the Solway Firth and Silloth Green. Arranged over 3 floors plus basement, the basement, ground and first floor is occupied currently by Mrs Wilsons trading as a café/restaurant. The second & third floors are owner occupied residential flat with 3 bedrooms and spacious rooms. This area could be used as AirBnb or holiday let accommodation, subject to planning.	BB/7776
Ulverston	20 Market Street 100% Business Rates Relief	Ground Floor: 265 sqft (24.62 sqm) Basement: 410 sqft (38.09 sqm) WC	Rent Reduced: £9,000 p.a. NO VAT PAYABLE	Prime Trading Position Self-contained ground floor unit and basement. Open plan, large sales area and staff WC and kitchen to the rear of the unit. There are stairs which lead to a large open plan basement area for storage.	BB/7814
Whitehaven	6 Church Street	Ground Floor: 429 sqft (39.89 sqm) First Floor: 407 sqft (37.82 sqm) Second Floor 396 sqft (36.82 sqm)	Freehold For Sale & Airbnb business with vacant possession £269,000 The Airbnb business has been operating since 2023. Full accounting information, turnover and profits can be made available following a viewing to interested parties.	Freehold Building & Airbnb Business Opportunity High quality Airbnb accommodation, inclusive of all furnishing and installations. Three storey, mid terraced property, converted to provide a shared living, kitchen and utility area on the ground floor with 4 no. private bedrooms over the two upper floor levels. One bedroom to each level has a shower en-suite. There are also private bathrooms for the non-en-suite bedrooms. Access to a rear yard area for bike storage. Inclusive of all furnishings & installations, subject to offer	BB/7667
Whitehaven	21 & 21a Church Street	Ground Floor (21): 412 sqft (38.23 sqm) First Floor (21A): 336 sqft (31.23 sqm) Second Floor (21A): 317 sqft (29.49 sqm) Basement: 268 sqft (24.94)	FREEHOLD INVESTMENT FOR SALE £77,500 LET RETAIL UNIT WITH VACANT RESIDENTIAL FLAT ABOVE	TOWN CENTRE LOCATION A three storey mid-terraced building. The ground floor accommodation has recently been Let on a new lease, operating as a local salon. The vacant first & second floors have a dedicated access to the residential accommodation, providing 4 rooms plus a bathroom, in need of refurbishment.	BB/7523

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Whitehaven	53 King Street	Net Sales Area: 742 sq ft 68.93 sq m) First Floor Office: 243 sq ft (22.60 sq m) Second Floor Stores: 499 sq ft (46.39 sq m)	Investment For Sale * Offers in the region of £125,000 are invited for the freehold	FREEHOLD PROPERTY INVESTMENT A three storey, mid terrace unit. Let for a term of 10 years from June 2018 to Ramsden's Financial Ltd at a passing rent of £12,000 p.a. rising to £15,000 p.a. from year 4. Upward only rent review at the end of year 5.	BB/6064
Whitehaven	23-24 Lowther Street (ex WILKO)	Ground Floor Retail: 34,547 sq ft (3,209.5 sqm) First Floor Ancillary: 2,692 sq ft (250.09 sqm)	Available To Let Rent on Application Sale of freehold may be considered	**Town Centre Location** **For a Variety of uses** Available To Let as a whole or in parts on a new lease for a term to be agreed. Alternatively a sale of the freehold may be considered.	BB/7393
Whitehaven	80 Lowther Street * 100% Business Rates Relief * UNDER OFFER	Net Internal Area: 2,216 sqft (205.84 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION OR WITH RETAINED TENANT £195,000 NO VAT PAYABLE	Freehold Opportunity Attractive two storey, corner, end terraced building. Operating as social club for Whitehaven Rugby League Supporters Club (WRLSC). Ground floor provides open plan bar area with large function room. The first floor provides bar area, function room, darts room, including pool table and small office/stores. Large car park to the rear of the property .	BB/7489
Whitehaven	43 Market Place 100% Business Rates Relief UNDER OFFER	Ground Floor: 471 sqft (43.79 sqm) First Floor: 402 sqft (37.31 sqm) Second Floor: 402 sqft (37.31 sqm) Basement	Freehold For Sale with Vacant Possession SALE PRICE REDUCED TO £62,000 NO VAT PAYABLE	Prime Retail Location Three storey mid-terraced property which has recently been operating as a sandwich shop. Suitable for a variety of commercial uses. Open plan ground floor space integral staircase providing access to the upper floors. Kitchen and WC on the first floor.	BB/7539
Whitehaven	132A Queen Street	Net Sales Area: 964 sqft (89.59 sqm) Kitchen: 38 sqft (3.50 sqm) WC	Freehold For Sale with Vacant Possession £115,000	Prominent Location Opposite St Nicholas Church Park Single storey, end of terrace building under a flat roof. The exterior is well presented with three floor length arched windows on the front elevation. An archway leads to the main entrance of the shop, between the subject property and Casa Roma. The unit has an open plan sales area with a storage room, kitchen and WC to the rear. Close to independent retailers, restaurants and businesses	BB/7799
Wigton	The Filling Station Station Road	Depot Office/Stores: Net Internal Area: 946 sqft (87.89 sqm) WC Car parking: 16-18 no. spaces	FREEHOLD FOR SALE With vacant possession £175,000	Car Sales Depot with Forecourt & Diesel Filling Station The site sits in a prominent position next to Futamura Factory and close to Wigton Train Station. The forecourt features a large canopy and two operational diesel pumps. Depending on vehicle size, parking for 12-14 vehicles is provided, as well as a further 4 spaces positioned slightly north and detached from the site. Sales office and staff offices are well fitted out and benefit from recent modernization, kitchen area and WCS. A roller shutter with ramp provides access to a store area.	BB/7852

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Windermere	Rosthwaite New Road	Ground floor commercial unit: 3,500 sq ft (325.16 sqm)	Rent On application For ground floor commercial unit Alternatively, a SALE of the 0.3 acre site as is now may be considered. Offers in the region of £1.5 Million Are invited for the sale of the freehold interest	Lake District Location Rosthwaite site currently provides two holiday rental properties with dedicated parking. The owner of the site has secured planning permission for a new development to provide a ground floor commercial unit of circa 3.500 sqft, plus 10 units above. Lake District National Park Planning Application portal, reference number 7/2022/5218. An opportunity for a well established commercial user to explore taking a lease within the ground floor of the proposed development on New Road.	BB/7527
Workington	4 Finkle Street * 100% Business Rates Relief *	GF: 391 sqft (36.29 sqm) FF: 343 sqft (31.88 sqm) SF: 115 sqft (10.72 sqm)	BUSINESS FOR SALE PRICE REDUCED TO £65,000 WITH LEASEHOLD TENURE Passing Rent £12,500 p.a NO VAT PAYABLE	Rare Leasehold Business Opportunity Due to retirement, the owners of Richard James Newsagents is looking to sell the business, including stock, fixtures, fittings, trade name and goodwill. The property is over 3 floors with sales on the ground floor with DDA access storage, kitchen & WC on first floor and further storage on the second floor. The existing lease expires mid 2028. A new lease is directly available from the landlord. Assignment or sublease of the whole would be considered.	BB/7644
Workington	16-18 Finkle Street * 100% Business Rates Relief *	GF: 678 sqft (63.04 sqm) FF: 925 sqft (22.91 sqm)	Rent: £10,000 p.a. NO VAT PAYABLE	Suitable for a Variety of Commercial Uses Two storey, mid terraced building located in a good secondary trading location. Open plan ground floor sales space with steps down to the rear office/stores. Storage, kitchen & WC are first floor.	BB/7215
Workington	29 Finkle Street 100% Business Rates Relief	Sales Area: 868 sq ft (80.68 sq m) Workshop: 380 sq ft (35.27 sq m)	SALE PRICE £95,000 For the Freehold with vacant possession NO VAT PAYABLE	Prominent Town Centre Location Convenient Garage External Yard A single storey property, mostly rectangular shape with large open plan sales space to the front and an attached garage/ store with roller shutter door, staff kitchen and wc facilities. An external yard is provided to the side and rear. Suitable uses: Retail Office Trade Counter Construction worker's workshop and store	BB/7848
Workington	Cumbria House Murray Road & Oxford Street	GF: 3,966 sq ft (368.47 sqm) FF: 2,135 sqft (198.40 qm)	INVESTMENT FOR SALE £450,000 FULLY OCCUPIED Annual Income £51,214 p.a. NO VAT PAYABLE	Fully Occupied Prominent Location Two storey, corner building let to four separate occupiers, and is fully Let. To the rear is an enclosed car park of 6 no. spaces. Occupiers: Ground Floor Retail Unit: Let to Images Hair Salon Ground Floor Offices: Let to Ground Works Ground Floor Retail Unit: Let to Age UK First Floor Offices: Let to Cumbria Gateway	BB/7719

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Workington	8 Murray Road UNDER OFFER	Net Sales Area: 734 sqft (68.23 sqm) Staff ancillary: 75 sqft (6.97 sqm) FF: 600 sqft (55.75 sqm) External Store: 331 sqft (30.78 sqm)	Rent: £12,000 p.a.	Prominent Location Mid-terraced, two storey retail unit with self-contained upper floor accommodation. The ground floor provides rectangular shaped space with staff WC. Most recently used as a charity shop. The upper floor has self-contained access from the front and rear of the property. Currently providing two offices, stores, staff area and kitchen. Subject to planning and refurbishment, the upper floor space could be converted back to provide a 2 bed residential flat.	BB/7781
Workington	25 Pow Street	Ground Floor: 1,645 sqft(152.84 sqm) First Floor: 519 sqft(48.27 sqm) Second Floor: 252 sqft (23.48 sqm) Basement: 381 sqft (35.46 sqm)	SALE PRICE REDUCED £99,500 FREEHOLD FOR SALE WITH VACANT POSSESSION SOLD AS SEEN	Redevelopment Potential Commercial with Resi above Town Centre Location A former public house, suitable for café, salon, restaurant, bar or shop. Potential to create an upper floor residential flat.	BB/7589
Workington	50 Pow Street	Ground Floor: 716 sqft (66.53 sqm) First Floor: 1,152 sqft (107.05 sqm) WC	Rent: £1,000 Per month NO VAT PAYABLE	Prime Commercial Unit The mid terraced property is located in the popular, busy pedestrianised area of Workington's town centre A two storey building with ground floor sales area and WC. First floor office/storage/ staff areas with facilities including WC and kitchen. Suitable for various commercial uses.	BB/7775
Workington	51 Pow Street NO VAT PAYABLE	Ground Floor: 1,009 sqft (93.78 sqm) First Floor: 839 sqft (77.92 sqm) WC	Rent (may sell) A 12 month licence agreement on a trial rent of £12,000 p.a. Sale price: POA	Prime Commercial Unit Two storey, mid terraced unit with refurbished ground floor sales area and WC to the rear. The first floor provides staff room space/ storage, WC and kitchen. Suitable for various commercial uses.	BB/7773
Workington	31 Washington Street	Ground Floor: 207 sqft (19.25 sqm) First Floor: 148 sqft (13.79 sqm) Basement: 75 sqft (6.94 sqm)	Rent: £7,500 p.a. NO VAT PAYABLE 100% Business Rates Relief	Prominent Retail Position Two storey, mid terraced building with prominent window frontage. The ground floor provides an open plan rectangular sales area. The first floor comprises of office space, wc and storage. A small basement provides additional storage.	BB/7845
Workington	41 Washington Street Former Padua's	Ground Floor: 2,733 sqft (253.93 sqm) First Floor: 1,431 sqft (132.92 sqm) Second Floor Flat: 562 sqft (52.19 sqm) Total Area: 4,726 sqft (439.04 sqm)	Freehold For Sale With Vacant Possession SALE PRICE REDUCED TO £195,000 PLUS VAT	Commercial Property with Residential Flat Prominent Location Suitable for Varies Uses End terrace, three storey property which has been extended to the rear. Ground floor provides large open plan area with bar, cellar, WCs including disabled and storage. First floor provides storage areas, commercial kitchen, staff office, WCs and function room. The second floor is a one bedroom flat with living room, kitchen, bathroom and store. Courtyard to the rear of the property.	BB/7712