

TO LET

Carigiet
Cowen

FIRST FLOOR, 93 MAIN STREET,
COCKERMOUTH CA13 9JS



FIRST FLOOR AVAILABLE INC. 1 PARKING SPACE

* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS *

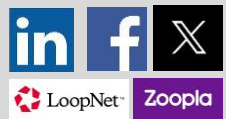
* NO VAT PAYABLE *

* DEDICATED CAR PARKING *



01228 544733

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 first floor is a series of rooms, used as office space. Access to the first floor is from the rear of the building. Suitable for a gift shop, beauty salon, studio and offices.

ACCOMMODATION

Floor	Sq m	Sq ft
First Floor	42.15	454
1 no. car parking space		



SERVICES

We understand mains water, 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 £6,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

*** 100% BUSINESS RATES RELIEF ATTAINABLE ***

ENERGY PERFORMANCE CERTIFICATE

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

TERMS

The first floor is available TO LET on a new lease for a term of years to be agreed at a rent of **£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.

VIEWINGS

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

Ben Blain
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7648/BB