

# FOR SALE

Carigiet  
Cowen

84 MAIN STREET  
COCKERMOUTH, CA13 9LU



PROMINENT TOWN CENTRE LOCATION

**\* SALE PRICE £225,000 \***

\* COMMERCIAL AND RESIDENTIAL USES \*

\* ATTRACTIVE WINDOW FRONTAGE \*



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[www.carigietcowen.co.uk](http://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. Nearby occupiers include Wordsworth House and Garden, Trout Hotel, Cockermouth Tourist Information, Tony Harrison Butchers, The Linden Tree, and Brockbank Solicitors.

The property is circled in red on the attached location plan below; this is for indicative purposes only.



## DESCRIPTION

84 Main Street is a Grade II Listed, two-storey end-of-terrace building of traditional stone construction under a pitched slate roof. The ground floor unit has an attractive frontage and has DDA accessibility via a recessed access door. The ground floor is an open-plan sales area with office area, staff toilet and storage. The first floor has self-contained access from the side elevation to a two-bedroom flat, comprising a large living room, bathroom and kitchen area. There is no dedicated car parking with the title.

## ACCOMMODATION

Floor	Sq m	Sq ft
<b>Ground Floor Shop</b>		
Net Sales Area	39.4	(424)
Office Area	10.6	(114)
Staff Ancillary inc WC	9.7	(104)
Sales ITZA	34.2	(369)
<b>First Floor Flat</b>		
Two Bedroom Flat	55.4	(597)



## SERVICES

We understand mains water, electricity, drainage and gas are connected to the property.  
Heating is provided to both parts.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £7,400. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

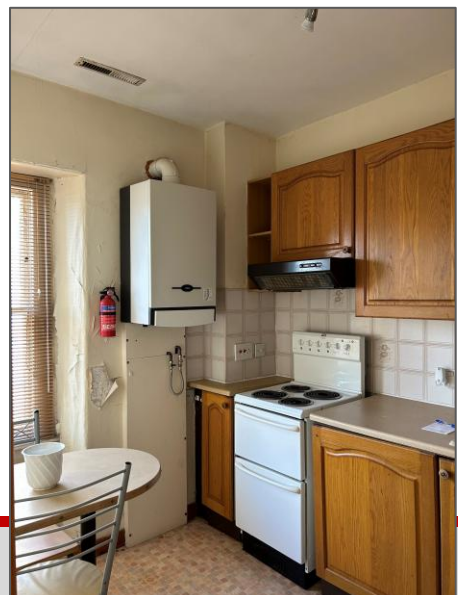
## COUNCIL TAX

The first floor, 84a, Main Street, has a Council Tax band of A.

## ENERGY PERFORMANCE CERTIFICATE

The commercial unit does not currently hold a valid EPC; one is being commissioned and will be made available shortly.

The first floor, 84a Main Street, holds an Energy Performance Asset rating of E (54).



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### SALE PRICE

The property is available FOR SALE with vacant possession at a sale price of **£225,000**.

### COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

### VAT

No VAT is payable on the sale price.

### VIEWINGS

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

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