

# FOR SALE OR TO LET

Commercial Unit with Vacant Possession

**Carigiet  
Cowen**

THE ANNEX, LOW ROAD, BRIGHAM COCKERMOUTH, CA13 0XH



**FOR SALE OR TO LET**

**\* NO VAT PAYABLE \***

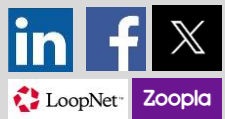
**\* 100% BUSINESS RATES RELIEF ATTAINABLE\***

**\* DDA ACCESSIBILITY \***



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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



## LOCATION

Cockermouth is situated in the north west of Cumbria, approximately 26 miles south west of Carlisle and some 31 miles west of Penrith. A busy market town that benefits from a convenient position between the Lake District National Park and benefits from proximity to both the A595 and A66 trunk roads, which link Cockermouth and the West Cumbrian coastal towns of Maryport, Workington and Whitehaven back to M6 via Carlisle and Penrith.

The subject property is located slightly to the west of Cockermouth in the village of Brigham, which benefits from excellent access to the A595. The building sits at the heart of Brigham, just off the main road.





## DESCRIPTION

The Annex is a semi-detached single-storey building of traditional construction with a pebble dash rendered finish under a pitched slate roof. The property is rectangular in shape, internally comprising three rectangular spaces, with a WC and a kitchenette to the rear. The accommodation is suitable for various uses including salon, sandwich bar, store, workshop, dog grooming parlour and office – all subject to planning where necessary.

## ACCOMMODATION / AREAS

	Sq m	Sq ft
Gross Internal Area	43.85	472

## SERVICES

We understand mains water, electricity and drainage are connected to the property. Heating is provided by electric wall-mounted heaters.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £2,900. 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 does not currently hold an EPC; one is being commissioned and will be made available shortly.



## SALE PRICE

The Annex is for sale with vacant possession at a quoting price of **£60,000**.

## LEASE AND TERMS

Alternatively, the unit is available To Let on a new lease for a term of years to be agreed at a rent of **£6,000 p.a.**

## 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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**Amended:** August 2025

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