

COCKERMOUTH
BAMBOO
16 MARKET PLACE, CA13 9NQ

ALL ENQUIRIES

***** FREEHOLD BUILDING AND BUSINESS FOR SALE *****

***** SALE OF THE BUSINESS AND LETTING OF THE BUILDING *****



***** PROMINENT TRADING POSITION *****

***** LONG ESTABLISHED RESTAURANT PREMISES IN COCKERMOUTH *****

***** SELF-CONTAINED RESIDENTIAL ACCOMMODATION ABOVE *****

***** 100% BUSINESS RATES RELIEF ATTAINABLE FOR OCCUPIERS *****

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 consistently high footfall numbers due to its proximity to The Lakes.

Bamboo is located on Market Place linking to Castlegate which follows on to Main Street. Market Place is a popular section of Cockermouth town centre. Surrounding occupiers include Castle Bar public house, Blocks Steak Restaurant, Allerdale Court Hotel and some smaller local independent retailers, including a bakery, refill store and cycle shop.

For identification purposes only, the location of the property is shown circled red on the plan overleaf.

DESCRIPTION

16 Market Place is a Grade II listed mid terraced building arranged over three storeys. The building is of traditional block construction with a pebble dash rendered finish under a pitched slate roof. The building is a rectangular shape with attractive frontage and DDA accessibility to the restaurant. An extension has been added to the rear and an external area to the rear of the building includes a raised garden area, external storage and bin storage.

Internally the ground floor is a largely open plan restaurant with 60 seater capacity seating area with a large conservatory to the rear along with a bar, kitchen and toilets including disabled. The first and second floors plus attic accommodation are fully residential with self contained access and meters. The first and second floor comprises 4 double bedrooms, 2 bathrooms and a kitchen with the attic floor providing a further bedroom with en-suite and storage. Disc zone pull in pull out parking is available to the front of the premises, and pay and display parking is near by.

AREAS/ACCOMMODATION

Net Internal Area	2,973 sq ft	(276.18 sq m)
Comprising: -		
Ground Floor Restaurant	1,415 sq ft	(131.45 sq m)
First Floor Residential	528 sq ft	(49.04 sq m)
Second Floor Residential	537 sq ft	(49.86 sq m)
Attic Area	493 sq ft	(45.83 sq m)

SERVICES

Mains water, gas, electricity and drainage are connected to the property. Separate meters for commercial and residential parts are in place.

BAMBOO RESTAURANT

The current owner set up and established Bamboo from 2007. The business has therefore been trading in the town for around 18 years. Consistent profitable accounts are available via the agent after viewing. This is an exciting opportunity to acquire an established and profitable business, with the option to expand the residential offerings available.

SALE PRICE & LEASE TERMS

A sale of the freehold building including the business is available with a sale price of **£750,000**.

Alternatively, a sale of the business for **£125,000** and new lease for the restaurant premises is available for **£40,000 per annum exclusive**.

In the event of a business purchaser wishing to rent the whole premises, further information can be obtained from the agent.

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

VAT

We are advised that the property is currently not VAT elected, and therefore VAT is not payable on the sale price or rent for the building.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Restaurant and premises with a 2023 List Rateable Value of £6,100. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

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

COUNCIL TAX

The upper floors have a Council Tax band of B.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of B-49.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information contact:-

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Details prepared:

April 2025



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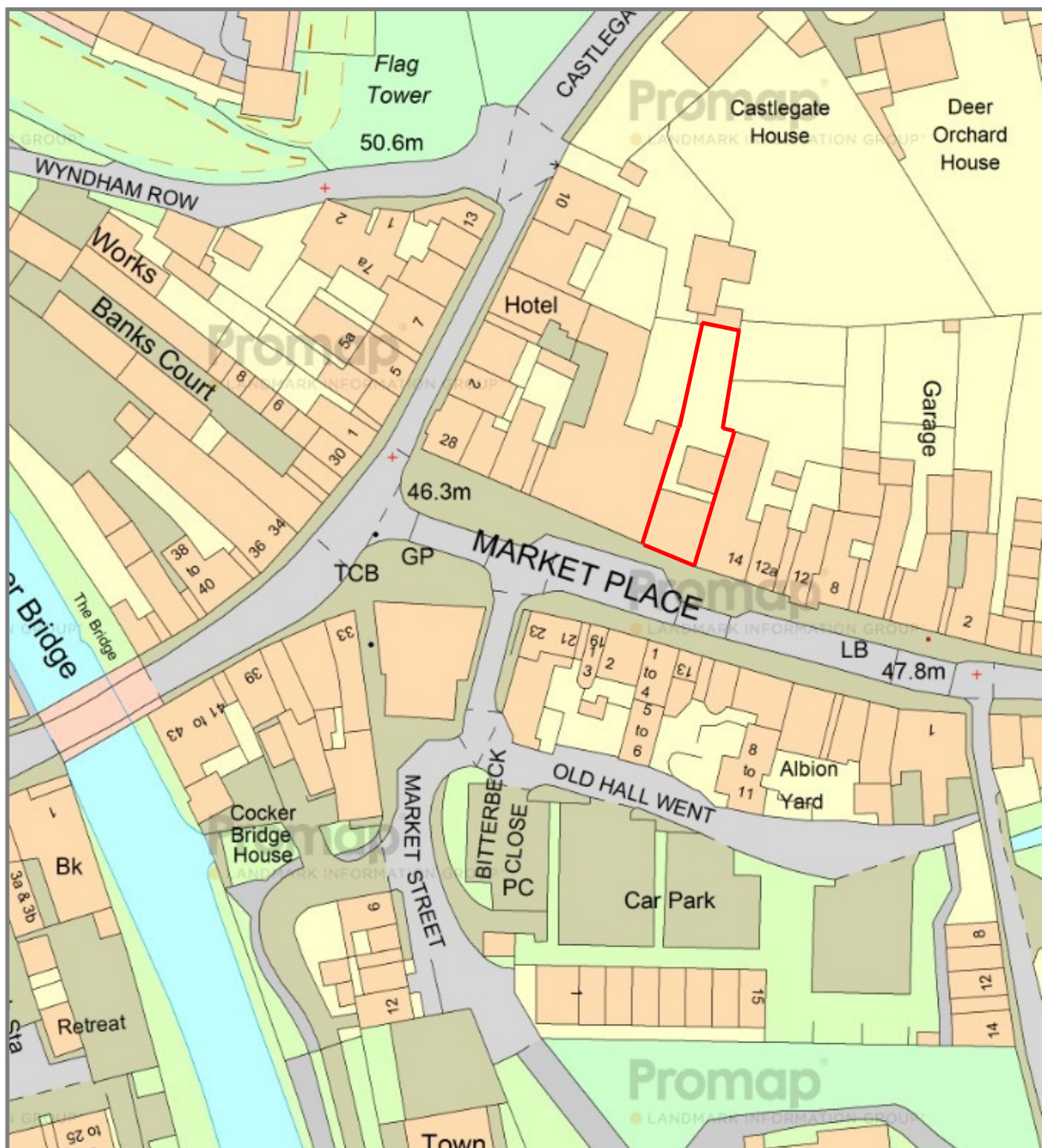


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