

LEASE AVAILABLE

Carigiet
Cowen

11 STATION STREET, COCKERMOUTH
CA13 9QW



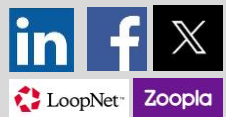
SUITABLE FOR A VARIETY OF USES

- * TOWN CENTRE LOCATION *
- * 100% RATES RELIEF ATTAINABLE *
- * NOT VAT PAYABLE *



01228 544733

www.carigietcowen.co.uk



LOCATION

Cockermouth is a busy market town and benefits from a convenient position between the Lake District and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county.

The two main high streets of Main Street and Station Street are made up of a mixture of national operators, including Greggs, Boots, Costa, Domino's and One Stop, but also strong independent traders, including Strolling For Shoes, Cumberland Building Society and Lindsay Butchers, have a presence, and have done for many years now.



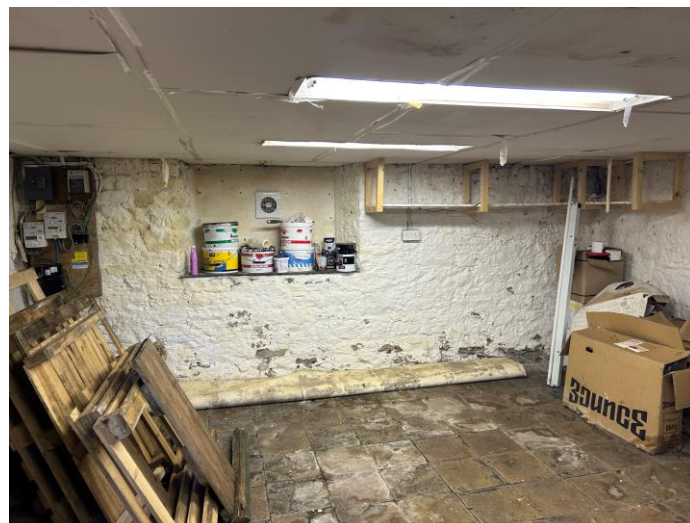
DESCRIPTION

The property comprises a self-contained ground floor with basement mid-terraced building of traditional construction under a residential flat which is held under separate ownership. The property has an extensive glazed window frontage, with personnel access door to Station Street.

The unit provides a ground floor unit split into two areas at present. The layout is rectangular in configuration and would be suitable for a range of commercial operators, including salon, café or showroom.

ACCOMMODATION

Floor	Sq m	Sq ft
Net Sales Area	40.69	438
Basement	34.10	367



SERVICES

We understand mains water, electricity and drainage are connected to the property. At present, there is no WC.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £5,200. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

*** 100% RATES RELIEF ATTAINABLE ***

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-93.

LEASE TERMS

The property is available by way of an assignment or subletting of the current lease expiring on 3 September 2026. Alternatively, a new lease may be granted by the landlord directly.

RENT

£10,500 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

Tel: 01228 635002

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Amelia Harrison

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Amended: July 2025

7602/BB