

TO LET

Carigiet
Cowen

40 MAIN STREET
COCKERMOUTH, CA13 9LQ



PROMINENT TOWN CENTRE LOCATION

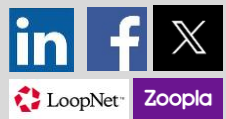
*** 100% BUSINESS RATES RELIEF ***

*** SUITABLE FOR VARIOUS COMMERCIAL USES ***



01228 544733

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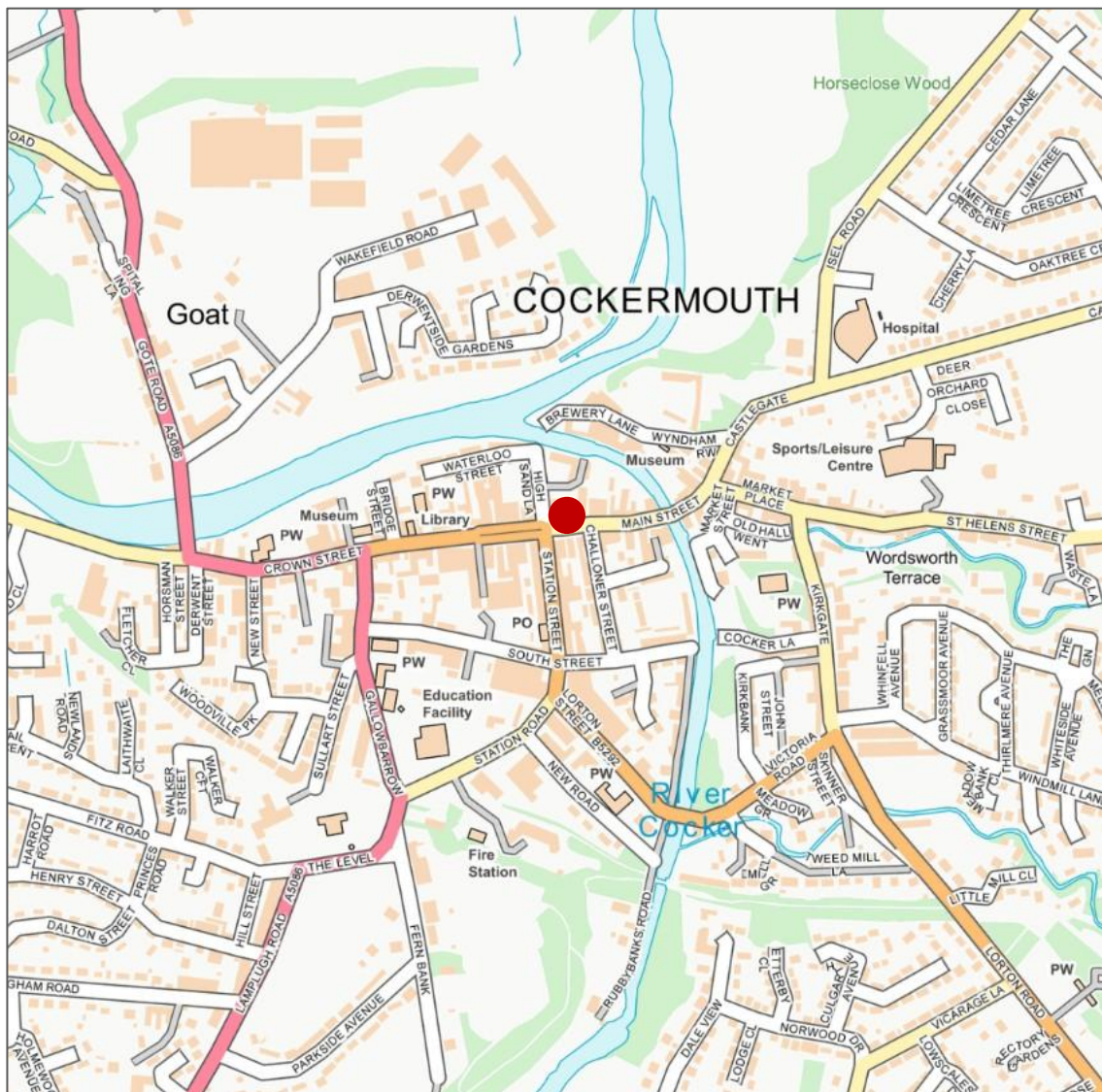


LOCATION

Cockermouth is an attractive market town on the fringe of the Lake District National Park, although not quite as popular or as busy with tourists like the towns of Keswick, Ambleside, Bowness and Windermere, the town attracts tourists throughout the spring, summer, and early autumn, which enhances trade for the retail community, as well as drawing regular visitors from the nearby West Cumbrian towns of Workington, Whitehaven, and Maryport throughout the year.

The building is situated at the heart of Main Street, considered the prominent location within the town, given the intersection with Station Street. Surrounding occupiers include The New Bookshop, One Stop, Greggs, Bryson's Bakers, Harrison Butchers and numerous smaller strong local independent retailers, such as a bakery, refill store, and cycle shop. Various car parks are positioned close by. Some offer annual contract parking options. Disc zone parking is also available immediately outside the unit.

For identification purposes only, the location of the subject property is shown circled red on the location plan below:-



DESCRIPTION

40 Main Street is a two-storey mid-terraced building of a rendered finish, under a pitched slate roof. The ground floor has a glass frontage with ramped access. Upon entry, the ground-floor sales area is open-plan, with stepped access to a rear office and a side door to the enclosed yard. Stairs to the left of the unit lead to the first floor, with part being a flying freehold. The first floor comprises open office space, two enclosed offices to the rear, a kitchen, and an additional room. The fit out is modern throughout and suitable for various uses. Grisdales Property Services are relocating to 18 South Street, Cockermouth CA13 9RT.

ACCOMMODATION

Floor	Sq m	Sq ft
ITZA Sales Area	40.26	433
Rear Office	7.65	82
Net Sales Area	57.13	615
First Floor	60.82	655

SERVICES

We understand mains water, electricity, and drainage are connected to the property. Ceiling mounted heating and cooling climate control is installed to the ground floor area.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £8,900. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

ENERGY PERFORMANCE CERTIFICATE

The property does not currently hold an EPC; one is being commissioned and will be made available shortly.



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a rent in the region of **£22,500 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

VAT is payable on the rent.

VIEWS

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

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7954/BB

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 or contract;
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