

TO LET

Carigiet
Cowen

12 MARKET PLACE
COCKERMOUTH, CA13 9NQ



- * 100% BUSINESS RATES RELIEF ATTAINABLE *
- * SUITABLE FOR VARIOUS COMMERCIAL USES *
- * GROUND, FIRST AND SECOND FLOOR ACCOMMODATION *

USEABLE FLOOR AREA: 1,445 SQ FT (134.24 SQ M)



01228 544733

www.carigietcowen.co.uk

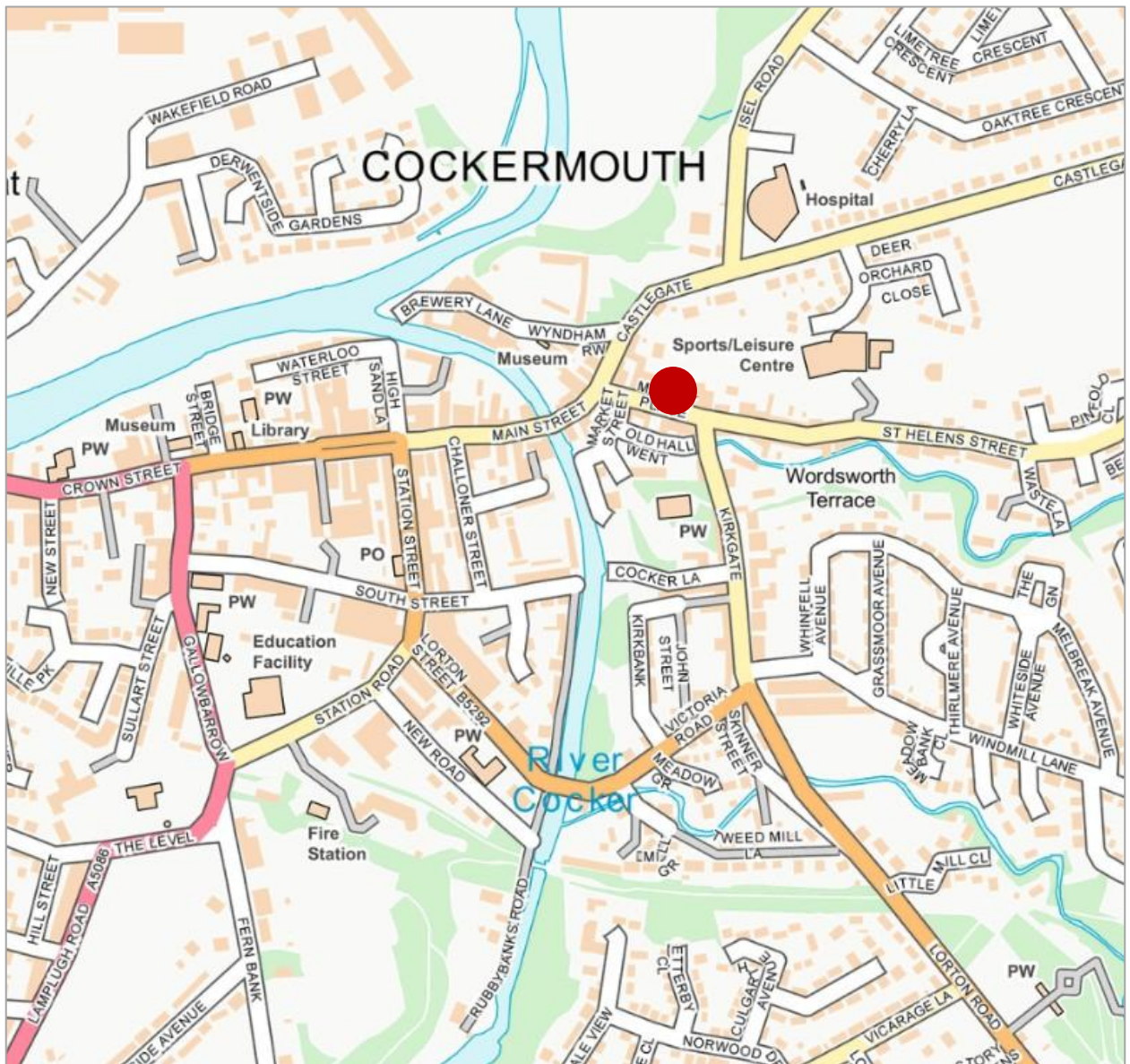


LOCATION

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 visitors from the nearby West Cumbrian towns of Workington, Whitehaven, and Maryport throughout the year.

The building is situated on Market Place, considered a good location within the town. Surrounding occupiers include the popular Castle Bar public house, Blocks Steak Restaurant, Bamboo Restaurant, and several smaller 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.

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



DESCRIPTION

12 Market Place is an attractive period property. The ground-floor unit to the front, located at the lower right-hand level, has good window frontage to Market Place. Internally, this front part of the building features a small reception area that is well-fitted out. A small step leads to the rear of the ground floor, which provides a staff WC and a staff kitchen area. An extension to the rear with a meeting room/office, which is owner-occupied.

An integral stairwell provides access to the first and second floors. Currently, the first floor features a rectangular, large open-plan office area with good levels of natural light coming through the front elevation. The accommodation is well-equipped for office use. Separate male and female toilets are located on the landing area of the first floor. The second floor provides a further office and a separate storage/archive room. The offices are currently occupied by the building's owners. The unit can be let as fully furnished, if desired, and is ready for immediate occupation.

Directly opposite the office, there are two short-stay disc parking bays for drop-off, loading, and unloading, as well as disc zone parking nearby.

ACCOMMODATION

Floor	Sq ft	Sq m
<u>Ground Floor</u>		
Useable Floor Area	306	(28.47)
Comprising:-		
Front office/reception	189	(17.60)
Staff kitchen	117	(10.87)
WC		
<u>First Floor</u>		
Useable Floor Area	592	(55.06)
Comprising:-		
Front office	552	(51.30)
Bathroom	40	(3.76)
Male & female WC's		
<u>Second Floor</u>		
Useable Floor Area	359	(33.35)
Comprising:-		
Archive store	175	(16.26)
Office	184	(17.09)
TOTAL	1,257	(116.88)

SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. The unit is fully wired throughout with internal network ethernet cabling and WIFI (shortly to have fibre broadband installed).

RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and premises with a 2023 List Rateable Value of £11,250. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

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

ENERGY PERFORMANCE CERTIFICATE

12 Market Place has an Energy Performance Asset rating of B (47).



LEASE TERMS AND RENT

The property is available TO LET on a new lease for a term of years to be agreed at a quoting rent of **£15,000 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 and any other outgoings.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk



Prepared: September 2025

7921/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;
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.