

Prime retail/office premises available by assignment or on a new lease

**50 Main Street
Cockermouth
Cumbria
CA13 9LU**



Former bank premises with benefit of Class E use and suitable for retail, office or café with no planning change of use required

Cockermouth is an attractive market town situated in North Lakes just off the A66 and on the northern fringes of the Lake District National Park. Cockermouth is a strong market town with representation in the town centre from a range of national occupiers, a Sainsbury supermarket together with strong local traders. The town lies approximately 8 miles east of Workington, 31 miles west of Penrith and 26 miles south west of Carlisle. The town serves as a strong service centre for agricultural business, together with increasing tourist trade.



Location

The subject property, which is shown for identification purposes on the enclosed street traders plan and is in a prime position close to the junction of Main Street with Station Street. Other occupiers in the immediate vicinity include One Stop, Greggs Plc, Boots the Chemist and a range of strong independent traders. The Sainsbury supermarket is in the town centre, a short distance from the subject property.

Description

The property comprises a well-presented former bank arranged over ground and first floors with the benefit of electric sliding access door providing disabled access. The property offers the following accommodation: -

Accommodation

| | | |
|--------------------------------|-------------------|---------------------|
| Ground floor | | |
| Internal width | 5.61 m | (18 ft 4 inches) |
| Total depth | 11.02 m | (36 ft 2 inches) |
| Net sales area | 60.48 sq m | (651 sq ft) |
| Ground floor ancillary | 27.31 sq m | (294 sq ft) |
| Total Ground Floor | 87.79 sq m | (945 sq ft) |
| First floor ancillary | 11.43 sq m | (123 sq ft) |
| Ladies & Gents toilets | | |
| Total Net Internal Area | 99.22 sq m | (1068 sq ft) |

Services

Mains water, mains drainage and mains electricity are connected to the premises.

Terms

The property is available by way of an assignment of the existing lease expiring in May 2029 at a passing rental of £23,517 pa. Alternatively, the property can be available to let on the basis of a new 10-year lease with rent review at 5 years on a full repairing and insuring basis. Our clients could be flexible in terms of length of lease and further details are available on request.

Rent

A passing rental of £23,517 per annum exclusive.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £14,000
UBR – 49.1p (2024/2025)

Applicants are advised to make their own enquiries of the local rating authority, Cumberland Council. A qualifying occupier is likely to benefit from some small business rate relief under the current regime.

Planning

The property has long-standing use as financial & professional services (former Class A2) being a former Lloyds bank and we understand now therefore benefits from Class E (business use). This enables use of the property for retail, offices or café use without the need for a change of use. Prospective occupiers should make their own enquiries of the local planning authority, Cumberland Council www.cumberland.gov.uk

Energy Performance Certificate

The property has an energy performance asset rating of '87-D'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is not presently registered for VAT, but the landlord reserves the right to register the property for VAT in the future.

Viewing

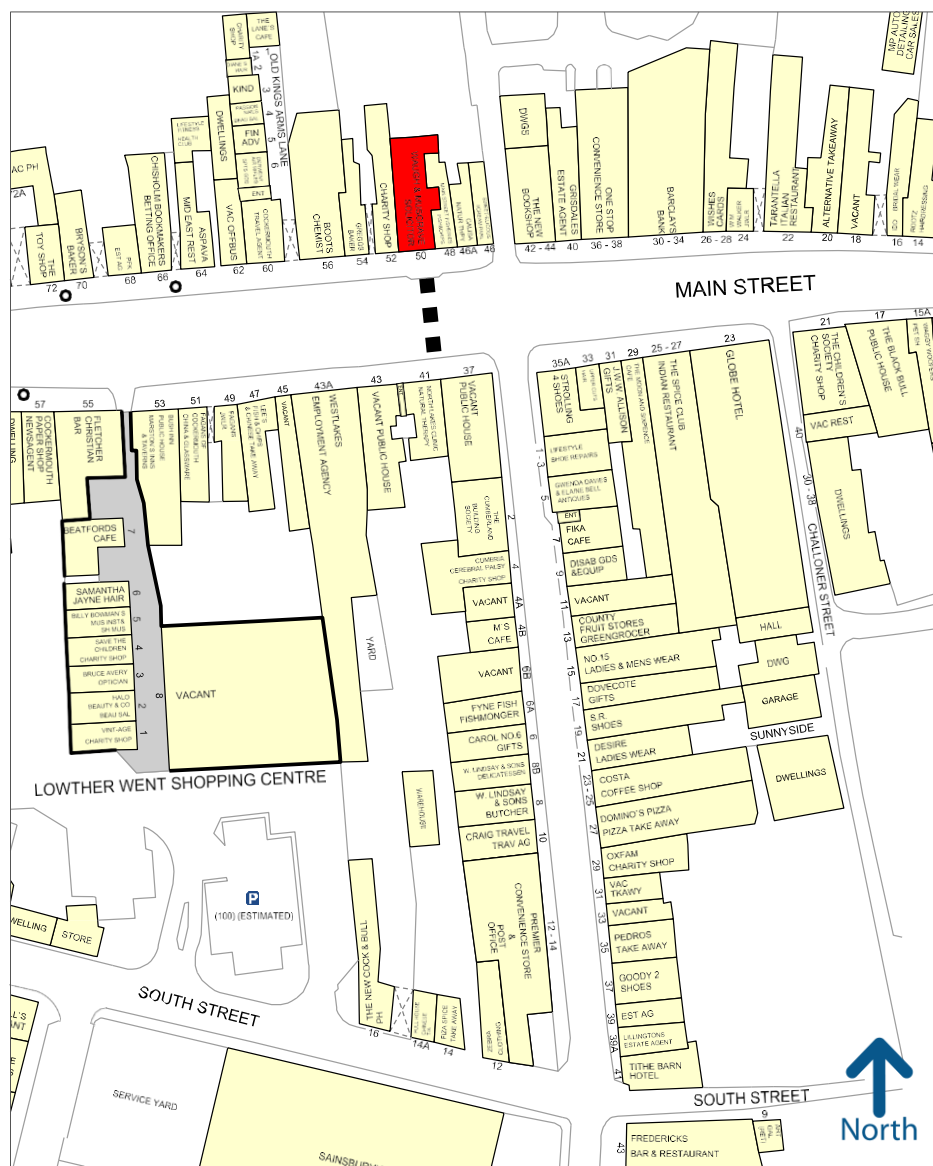
Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

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Cockermouth



Experian Goad Plan Created: 04/09/2024
Created By: Peill and Company



50 metres
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