

6209/BB

COCKERMOUTH

39B MARKET PLACE

FOR SALE

ATTRACTIVE FREEHOLD RETAIL PROPERTY IN POPULAR TOWN

LOCATION

Cockermouth is a popular market town conveniently positioned on the fringe of the Lake District National Park. The town lies approximately 14 miles west from Keswick, 9 miles east from the West Cumbrian town of Workington, and 25 miles south from the City of Carlisle. The town has a population of approximately 8,000.

Market Place, Station Street and Main Street make up the high streets and shopping locations for Cockermouth. The town boasts good take-up levels from a variety of national occupiers including Greggs, Coral and Boots, as well as major supermarket operators, Sainsburys, positioned in the heart of the town and Aldi on the edge. In addition, reputable independent retailers including Strolling for Shoes, W Lindsay & Sons Butchers and Firms Hardware are established in the town.

The property is conveniently positioned between Market Place and Main Street and for identification the location is shown overleaf.

DESCRIPTION

39B Market Place comprises a ground floor self contained retail unit. The property is suitable for a variety of uses including the continued use as a salon, café, sandwich bar, wine bar, estate agents and shop, and is ideal for owner occupation or investment and re-letting opportunities.

The unit benefits from an attractive shop front with extensive double display window frontages and DDA access. Internally, the accommodation is rectangular in shape and provides an open plan sales area, two treatment rooms and an integral staff kitchen and wc. The quality of accommodation is finished to a high standard throughout.

Buyers should be made aware that following the 2009 and 2015 floods to the town of Cockermouth, flood prevention measures have been installed by the owners to this property including flood gates, tanked walls, floors, and elevated electrical sockets and distribution board throughout.

ACCOMMODATION / AREAS

Net Sales Area	426 sq ft	(39.59 sq m)
Sales ITZA	367 sq ft	(34.1 sq m)
Staff Kitchen	34 sq ft	(3.16 sq m)



SERVICES

Mains water, electricity and drainage are connected to the property. Heating is provided by way of wall mounted electric convactor heaters throughout.

RATING ASSESSMENT

The Valuation Office Agency website describes the property as Beauty Salon and Premises with a 2017 List Rateable Value of £6,000.

The National Non-Domestic Rate in the £ for the current (2019/2020) rate year is 49.1p.

**ANY PURCHASER ACQUIRING FOR OWNER
OCCUPATION MAY BE ENTITLED TO 100% BUSINESS
RATES RELIEF ON THIS PROPERTY**

SALE PRICE

Offers in the region of **£75,000** are invited for the freehold interest with vacant possession.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset rating of C-74

VAT

We understand VAT will be payable in addition to the sale price as the property is opted for tax purposes.

COSTS

Each party will bear their own legal costs incurred in the transaction.

VIEWINGS

We highly recommend viewing this opportunity to appreciate the quality of space on offer. Viewings can be arranged by appointment with the sole agents Carigiet Cowen.

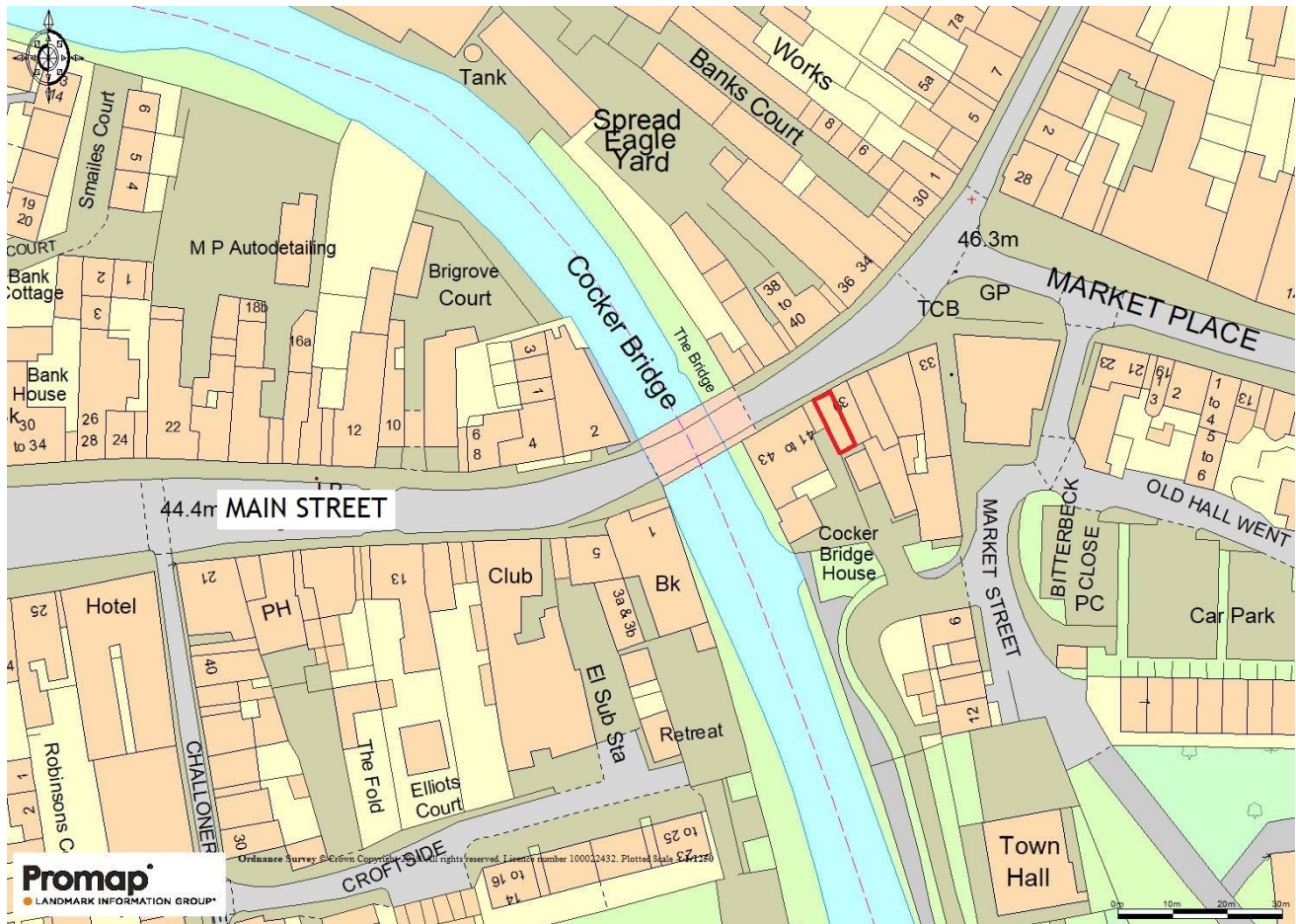
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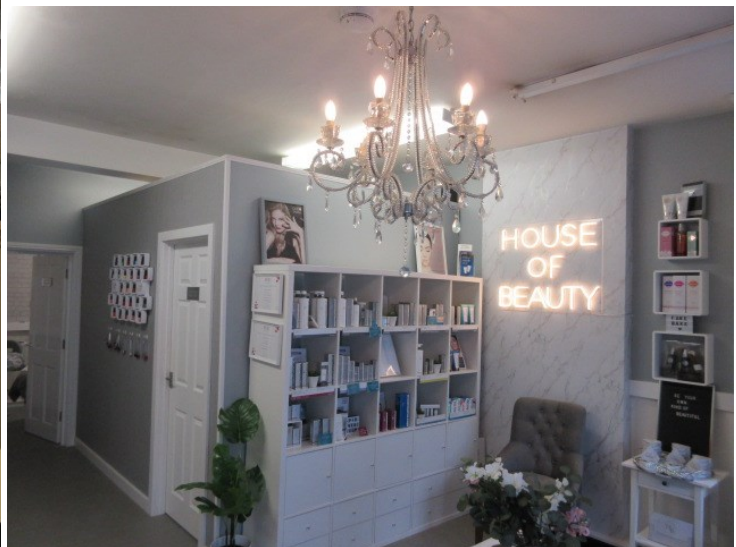
Details amended

July 2019



FOR IDENTIFICATION PURPOSES ONLY

Carigiet Cowen



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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;

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