

Edwin
Thompson



TO LET / FOR SALE

39a Station Street, Cockermouth, Cumbria, CA13 9QW



LOCATION

Cockermouth is an attractive and popular market town situated on the north-western fringe of the Lake District National Park. The town benefits from a diverse mix of tourism, retail, professional services and local businesses, serving both residents and visitors throughout the year. Road connections are provided via the A66, connecting to Keswick, Penrith and the M6 motorway, whilst the nearby towns of Workington and Whitehaven are within easy commuting distance.

The property occupies a prominent position on Station Street, a well-established commercial location within Cockermouth town centre. The surrounding area comprises a mix of independent retailers, cafés and restaurants, generating consistent levels of pedestrian footfall throughout the day. A range of public car parks and town centre amenities are available within a short walking distance.



DESCRIPTION

The property, formerly an estate agency office, comprises a self-contained ground floor retail premises. The traditional shopfront, with pedestrian door to the side, leads into an open plan office/ retail space to the rear of which a kitchenette and WC. The accommodation is arranged to provide a bright and welcoming front space with excellent natural light from the large double glazed timber shop windows. The property is heated by electric heaters.

RENT

£9,600 per annum exclusive (there is an option to purchase, if preferred)

ACCOMMODATION

Total GIA: 36.95 sq. m (397 sq ft)

SERVICES

Connected to mains electricity, water and drainage.



LEASE TERMS

A new lease direct from the landlord on terms to be agreed is offered.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The VOA website states that the property has a Rateable Value of £5,200 and is described as Shop and Premises.

EPC

A copy of the certificate will be available to download from the Edwin Thompson website or upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

The property is available to view by prior appointment with Edwin Thompson LLP

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