

Edwin
Thompson



Indie Boonby
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TO LET

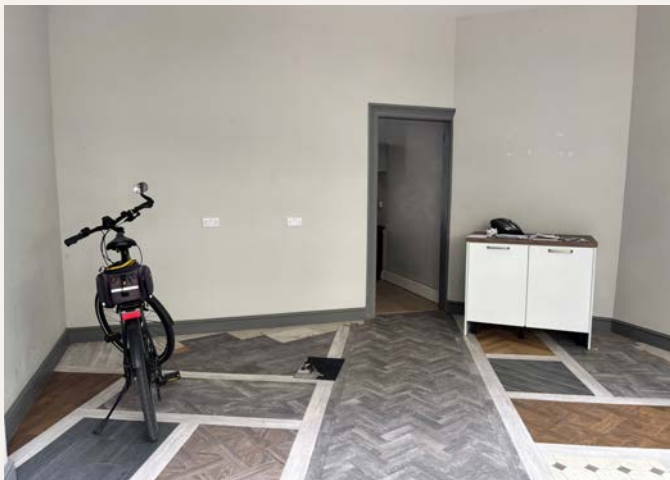
11 + 11a Station Street, Cockermouth, CA13 9QW

11 + 11a Station Street, Cockermouth, Cumbria, CA13 9QW

LOCATION

Cockermouth is a thriving, historic market town located on the periphery of the Lake District National Park, attracting a combination of local trade and visitor activity throughout the year. The town supports a broad range of retail, leisure and professional occupiers and benefits from excellent road communications via the A66, providing links to Keswick, Penrith and the M6 motorway. Workington and Whitehaven are also readily accessible.

The property occupies a convenient town centre position on Station Street, close to Main Street in a well-regarded, good secondary retail location within Cockermouth. The retail district of the Town is characterised by a mix of national and local/ independent retailers, interspersed with professional services, cafés and restaurants and benefiting from regular pedestrian movement and good accessibility. Public car parking and a wide range of amenities are available nearby, supporting both occupiers and visitors.



DESCRIPTION

11 Station Street is a three storey traditional mid-terraced building with a ground floor commercial unit and residential living space above. Additional basement storage space is accessible at the rear of the property.

The ground floor benefits from a prominent glazed frontage onto Station Street, offering strong display potential and good levels of natural light. The principal retail area leads through to a secondary room, where a WC is currently being installed. A rear access door is situated in this area and flooring repair works are also being undertaken within the ground floor accommodation.

Access to the upper floors is provided via a separate entrance at the right hand side of the property.



The first floor comprises a kitchen and living room, whilst the second floor provides three bedrooms and one main bathroom. The third floor offers useful attic accommodation, providing flexible space suitable for a variety of uses.

The property retains its original timber framed single glazed windows, supplemented internally by secondary double glazed PVC units. Redecoration and modernisation of the upper floor accommodation would be beneficial, with the space also offering potential for refurbishment or conversion to alternative commercial uses, subject to obtaining the necessary planning consents and statutory approvals.

RENT

£15,000 per annum exclusive. No VAT is payable on the rent.

ACCOMMODATION

Net Sales Area: 40.69 sq. m (438 sq ft)

Basement: 34.10 sq. m (367 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.

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RATEABLE VALUE

The VOA website states that the property has a Rateable Value of £5,500 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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