

TO LET



1 CASTLEGATE • COCKERMOUTH • CA13 9EU

**CARIGIET
OWEN**

Location

Cockermouth is a busy market town and benefits from a convenient position between the Lake District and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county. During the summer months, the town benefits from consistently high footfall numbers due to its proximity to The Lakes.

The subject property is located on Castlegate, which links onto Market Place and Main Street. The property is situated directly on the junction fronting Market Place. Occupiers nearby include Castle Bar, Blocks Steakhouse, Lacy's, Ice Peak, Percy House Gallery and Kitchen Co.

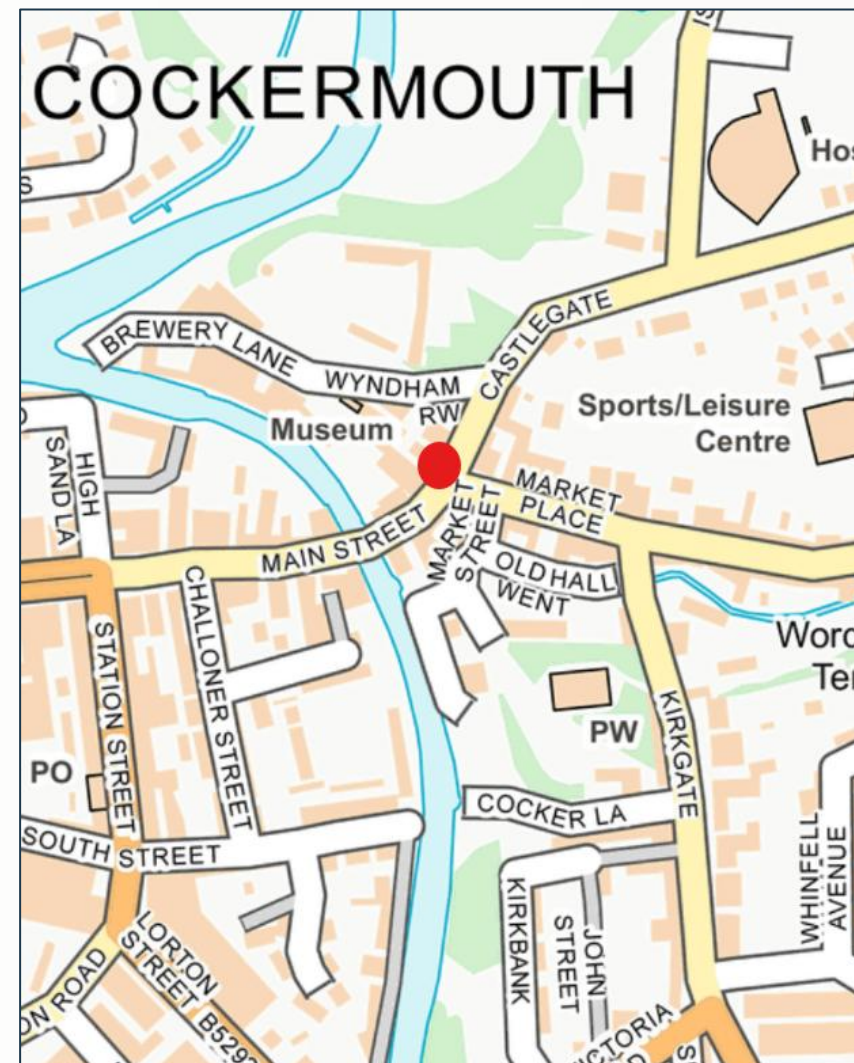
The location of the subject property is shown circled red on the plan adjacent.

Description

The property is a ground floor self contained commercial unit of rectangular configuration, providing an open plan area, rear kitchen area and single WC.

The property would be suitable for a variety of commercial uses including: -

- Gift shop
- Gallery
- Hair salon
- Nail bar
- Tattoo studio
- Office
- Small showroom



Accommodation

1 Castlegate provides the following net internal floor areas:-

Description	Area Sq M	Area Sq Ft
Sales Area	26.97	290
Rear Kitchen	10.04	108
WC		
Total	37.01	398

Lease Terms

The property is available **TO LET** by way of a new internal repairing and insuring lease for a minimum term of 3 years, at a rent in the region of £6,750 per annum exclusive.

The building insurance premium is approximately £700 per annum.

Services

The property is connected to mains water, drainage and electricity. Services have not been tested, and interested parties should rely on their own investigations to confirm suitability.

Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.



Business Rates

The Valuation Office Agency website describes the property as shop and premises with a 2026 List Rateable Value of £3,500.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £.

***** 100% Business Rates For Qualifying Occupiers *****

Energy Performance Certificate

The property benefits from an EPC showing an Energy Performance Asset Rating of D-76.

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required as part of a new letting.

Viewings

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

Ben Blain

T: 01228 635002

bblain@carigietcowen.co.uk

Amelia Harrison

T: 01228 635007

aharrison@carigietcowen.co.uk

