

TO LET



12A MARKET PLACE • COCKERMOUTH • CA13 9NQ

CARIGIET
OWEN

Location

Cockermouth is a busy market town and benefits from a convenient position between The Lake District National Park 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 Market Place, linking to Castlegate, which follows on to Main Street. Market Place is a popular section of Cockermouth town centre. Surrounding occupiers include Castle Bar public house, Blocks Steak Restaurant, Allerdale Court Hotel and some smaller local independent retailers, including a bakery, refill store and cycle shop.

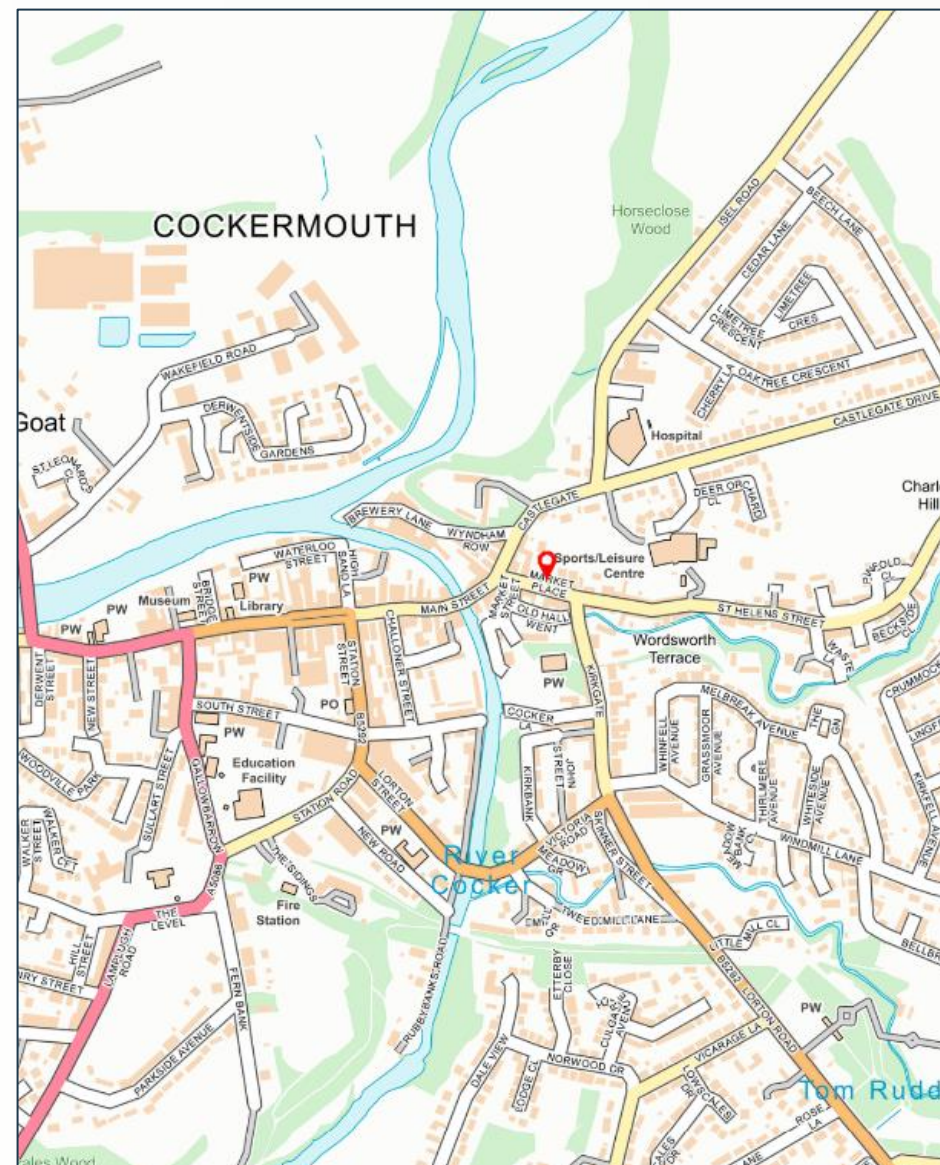
For identification purposes only, the location of the property is shown marked in red on the plan adjacent.

Description

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/art studio
- Hair salon
- Nail bar
- Wellbeing studio/therapy space
- Office
- Small showroom



Accommodation

12A Market Place provides the following internal floor area:

Description	Area Sq M	Area Sq Ft
Net Sales Area	23.90	257
Store	14.70	158
WC		

Lease Terms

12A Market Place is available **TO LET** for a minimum term of years to be agreed at a rent in the region of **£500 per calendar month exclusive**. Subject to covenant strength, a rental deposit may need to be lodged upon completion.

Service Charge

The landlord charges up to £750 per quarter to the tenant in respect of building insurance, maintenance and repairs to the external structure, fire alarm servicing, electricity and water usage.

Services

The property is connected to mains water, drainage, and electricity.

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.



Business Rates

The Valuation Office Agency website describes the property as Shop and premises with a 2026 List Rateable Value of £4,300.

*** 100% BUSINESS RATES RELIEF ATTAINABLE *
FOR QUALIFYING OCCUPIERS**

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

Energy Performance Certificate

The property benefits from an EPC showing an Energy Performance Asset rating of B-47.

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.

Viewings

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

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