

Prime retail/office premises available on a new lease

**50 Main Street
Cockermouth
Cumbria
CA13 9LU**



Former Lloyds Bank with benefit of A2 use and suitable for retail with no planning change of use required

Cockermouth is an attractive market town situated in North Lakes just off the A66 and on the northern fringes of the Lake District National Park. Cockermouth is a strong market town with representation in the town centre from a range of national occupiers, a Sainsbury supermarket together with strong local traders. The town lies approximately 8 miles east of Workington, 31 miles west of Penrith and 26 miles south west of Carlisle. The town serves as a strong service centre for agricultural business, together with increasing tourist trade.



Location

The subject property, which is shown for identification purposes on the enclosed street traders plan and is in a prime position close to the junction of Main Street with Station Street. Other occupiers in the immediate vicinity include One Stop, Barclays Bank, Greggs Plc, Boots the Chemist and a range of strong independent traders. The Sainsbury supermarket is in the town centre, a short distance from the subject property.

Description

The property comprises a well-presented former bank arranged over ground and first floors with the benefit of electric sliding access door providing disabled access. The property offers the following accommodation: -

Accommodation

Ground floor		
Internal width	5.61 m	(18 ft 4 inches)
Total depth	11.02 m	(36 ft 2 inches)
Net sales area	60.48 sq m	(651 sq ft)
Ground floor ancillary	27.31 sq m	(294 sq ft)
Total Ground Floor	87.79 sq m	(945 sq ft)
First floor ancillary	11.43 sq m	(123 sq ft)
Ladies & Gents toilets		
Total Net Internal Area	199.22 sq m	(1068 sq ft)

Services

Mains water, mains drainage and mains electricity are connected to the premises.

Terms

The property is available to let on the basis of a new 10-year lease with rent review at 5 years on a full repairing and insuring basis. Our clients could be flexible in terms of length of lease and further details area available on request.

Rent

A commencing rental of £17,500 per annum exclusive.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £15,500
UBR – 48.0p (2018/2019)

Applicants are advised to make their own enquiries of the local rating authority.

Planning

The property has long-standing use as bank premises being a former Lloyds bank and therefore benefits from Class A2 (financial and professional services) use. This enables use of the property for retail Class A1 with no need for a formal change of use application.

Energy Performance Certificate

The property has an energy performance asset rating of 'D'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is not presently registered for VAT, but the landlord reserves the right to register the property for VAT in the future.

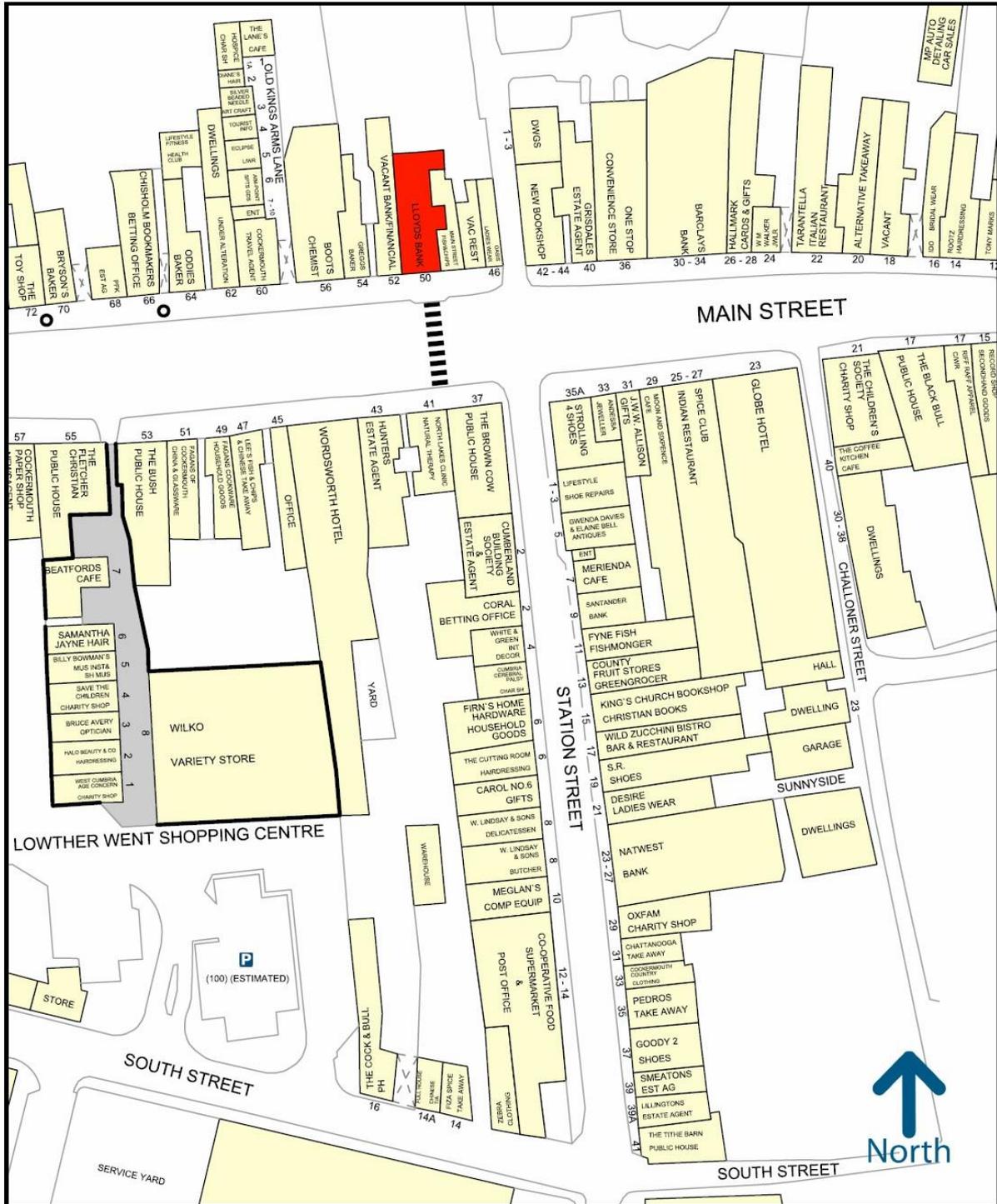
Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings.

NB: the Lloyds bank premises are due to close during the course of 2018 and the new lease is available subject to vacant possession of the bank premises.

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Plan for identification purposes only

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