



30 Main Street, Cockermouth, Cumbria CA13 9LQ

- Arranged over ground, first and second floors.
- 120.41 sqm (1,296 sqft) at ground floor.
- Prime location fronting Main Street, within the heart of Cockermouth Town Centre.
- Nearby occupiers include: One Stop, Greggs, Boots, Domino's Pizza and Oxfam.

LOCATION

Cockermouth is a vibrant and attractive market town located in Cumbria, approximately 26 miles South West of Carlisle and 13 miles North West of Keswick.

The premises are prominently situated fronting Main Street, the town's prime shopping destination.

The location is popular with national retailers and food and beverage operators alike with operators such as One Stop, Greggs, Domino's Pizza, Oxfam and Boots all located close to the subject premises.

ACCOMMODATION

The premises are arranged over ground, first, second floors comprising the following approximate areas:

Floor	SQ M	SQ FT
Ground Floor:		
Sales area	120.41	1,296
First Floor:		
Office/Storage	53.42	575
Second Floor:		
Storage	72.28	778

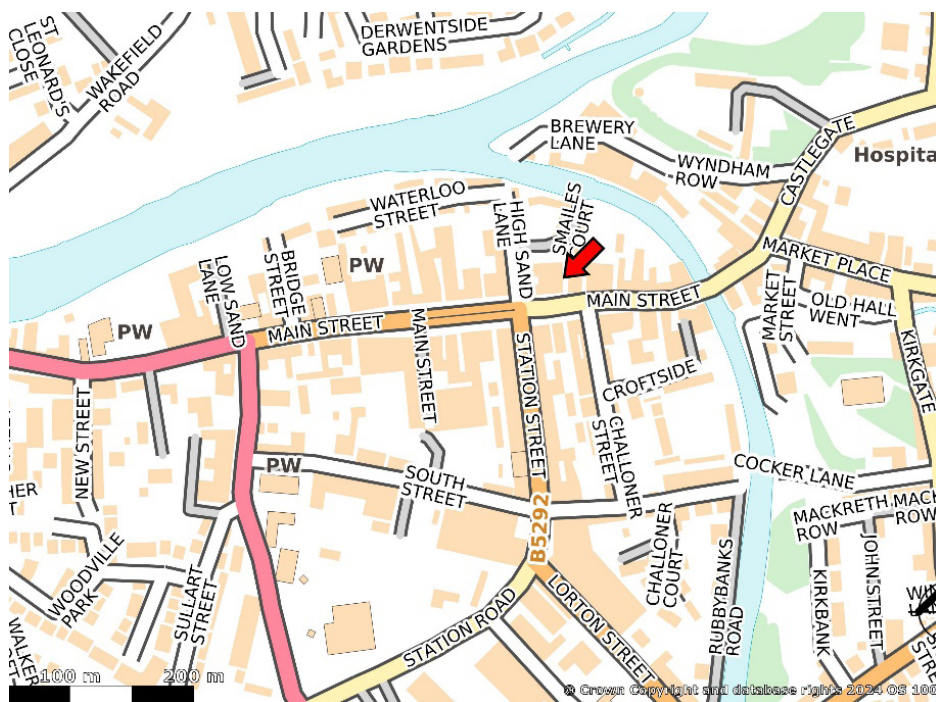
LEASE

The premises are let to Barclays with a lease expiry of 17th July 2027 with a tenant's break option on 16th January 2026.

Further lease details available upon request.

PASSING RENT

£21,800 per annum exclusive.



BUSINESS RATES

The premises have a rateable value of £14,750. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

EPC

Energy Performance Certificate Rating available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



Conor Mulloy
Director
conor.mulloy@g-s.co.uk
07841 661 990



Matthew Roberts:
Chartered Surveyor
matthew.roberts@g-s.co.uk
07570 294627

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024