

FOR SALE



Bamboo Restaurant, 16 Market Place, Cockermouth  
CA13 9NQ

CARIGIET  
COWEN

## 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.

Bamboo 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 outlined in red on the plan.

## Description

16 Market Place is a Grade II-listed mid-terrace building arranged over three storeys. The building is of traditional block construction with a pebble dash rendered finish under a pitched slate roof. The building is a rectangular shape with attractive frontage and DDA accessibility to the restaurant. An extension has been added to the rear, and an external area to the rear of the building includes a raised garden area, external storage and bin storage.

Internally, the ground floor is a largely open plan restaurant with a 60-seater capacity seating area with a large conservatory to the rear, along with a bar, kitchen and toilets, including disabled. The first and second floors, plus attic accommodation, are fully residential with self-contained access and meters. The first and second floor comprises 4 double bedrooms, 2 bathrooms and a kitchen, with the attic floor providing a further bedroom with en-suite and storage. Disc zone pull-in, pull-out parking is available to the front of the premises and pay and display parking is nearby.





**Accommodation**

PROPERTY provides the following useable net internal floor area(s):

Description	Area Sq M	Area Sq Ft
Ground Floor Restaurant	131.45	1,415
First Floor Residential	49.04	528
Second Floor Residential	49.86	537
Attic Area	45.83	493
Net Internal Area	276.18	2973

**Sale Terms**

The sale price of the freehold building including the business is available on request.

Alternatively, a sale of the business and new lease for the restaurant premises is available. Price and terms available on request.

In the event of a business purchaser wishing to rent the whole premises, further information can be obtained from the agent.



## Bamboo Restaurant

The current owner set up and established Bamboo from 2007. The business has therefore been trading in the town for around 18 years. Consistent profitable accounts are available via the agent after viewing. This is an exciting opportunity to acquire an established and profitable business, with the option to expand the residential offerings available.

## Services

Mains water, gas, electricity and drainage are connected to the property. Separate meters for commercial and residential parts are in place.

**Ben Blain**

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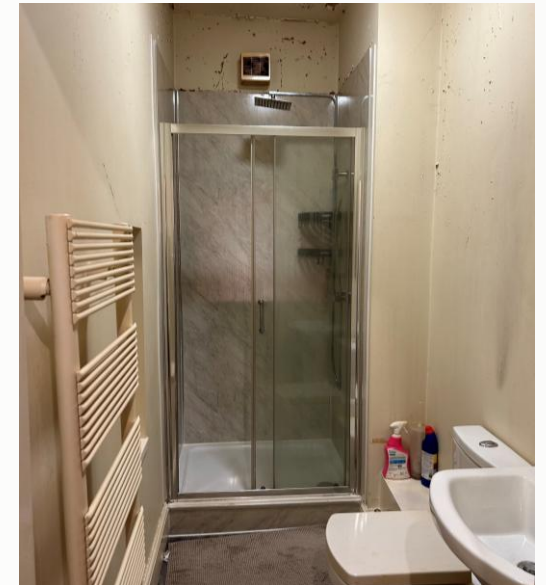
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- **Freehold Building & Business For Sale or**
- **Sale of the Business & Letting of the Building**
- **Prominent Trading Position within the Town**

**Business Rates**

The Valuation Office Agency website describes the property as Restaurant and premises with a 2023 List Rateable Value of £6,100. The national non-domestic rate for the current 2024/2025 rate year is 49.9p in the £.

**Energy Performance Certificate**

The property benefits from an EPC showing an Energy Rating of B-49.

**VAT**

We understand VAT is not payable on the rent/ purchase price.

**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:

BB/7793

Dec 2025

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