

# TO LET



Commercial/Office/Retail/293 sq ft (27 sq)/£4,995 per annum

11 Market Place, Cockermouth –

**UNDER OFFER**

Cumbria, CA13 9NH

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



## SMALL TOWN CENTRE LOCK-UP SHOP IN SOUGHT AFTER EDGE OF MARKET TOWN LOCATION

- ATTRACTIVE LOCATION FRONTING ONTO MARKET PLACE
- BUSY HISTORIC MARKET TOWN POPULAR WITH INDEPENDENT RETAILERS
- IDEAL FOR SMALL BUSINESS OR START UP
- POTENTIAL TO PAY NO BUSINESS RATES

## DESCRIPTION

Ground floor retail space with integral toilet and kitchen facilities.

## LOCATION

The property is located fronting Market Place in Cockermouth town centre. Other occupiers include Bamboo, Coffee Kitchen Bakery, Dachshund Vintage Interiors, alongside a mix of other local operators.

Public car parking is to the rear of the shop with a disc zone further along the street.

## ACCOMMODATION

### Ground Floor

Sales – 207 sq ft (19 sq m)

Store – 16 sq ft (1 sq m)

Kitchen – 70 sq ft (6 sq m)

Toilet – 1WC & 1 WHB

## SERVICES

Mains electricity, water and drainage are connected to the property.

The tenant will be responsible for the payment of utilities.

## RATEABLE VALUE

£3,150

Interested parties should make their own enquiries of the Valuation office Agency at [www.voa.gov.uk](http://www.voa.gov.uk)

As of April 2017, if this is your only commercial property, then no business rates will payable, subject to status.

## RENT

£4,995 per annum, exclusive of business rates, VAT and all other outgoings.

## LEASE

A new lease for a minimum 3 year term, on internal repairing and insuring terms, including shop front, doors and windows (both internal & external).

The tenant will be responsible for a proportional contribution to the buildings insurance at the property.

## VAT

VAT is not applicable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

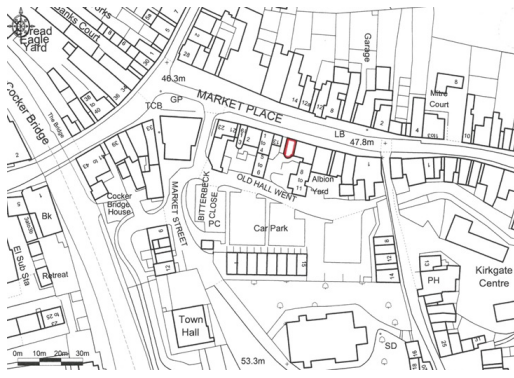
The property has an EPC rating of C75.

## VIEWINGS

Please contact Walton Goodland.

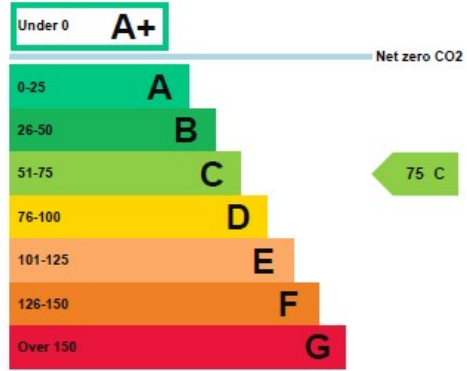
Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.



## Energy rating and score

This property's current energy rating is C.



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