



**FOR
SALE**

70, 70A & 70B Main Street
Cockermouth, Cumbria, CA13 9LU

TOWN CENTRE INVESTMENT COMPRISING SHOP
AND TWO HOLIDAY APARTMENTS

WG

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Attractive edge of Lakes Market Town investment sale

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KEY HIGHLIGHTS

- Ground floor retail shop let to Brysons bakers
- Tenant occupies on 20 year lease from 1 September 2020
- Brysons have operated from shop for approx. 20 years
- Includes two self-contained apartments above and to the rear
- Apartments used for holiday letting for over 3 years
- Prominent central location fronting Main Street
- Historic market town and gateway to north western Lake District National Park
- For sale subject to shop lease and existing holiday bookings
- Nearby occupiers comprise PFK estate agents, Rendezvous café, The Toy Shop, Boots and Greggs
- The town benefits from a strong mix of independent retailers, coffee shops and restaurants

WALTON GOODLAND

LOCATION & DESCRIPTION

The subject property comprises a two storey mid-terrace building with ground floor lock up shop trading as Brysons - the well known Lake District craft baker.

Located in the heart of Cockermouth within the town centre Conservation Area, the property has good road frontage with on street, time limited, parking. The main bus stops in the town are outside and opposite.

The building is surrounded by a strong selection of local and national retailers along with pub, café and restaurant premises in what is a vibrant mix catering to local residents and tourists alike.

Apartment 70A is accessed from Main Street via a separate entrance adjacent to the shop. A private internal stairwell leads to first and second floor levels comprising a fully furnished 1 x bedroom dwelling with three piece bathroom suite and separate kitchen/dining and living room. The latter is light and airy extending to the pitch of the roof with attractive feature beams.

Apartment 70B is accessed via Cocktons Yard to the right hand side of the shop front and comprises a fully furnished 2 x bedroom dwelling with living/dining space, separate fitted kitchen and bathroom suite with the addition of a standalone shower.

Overall the property is of traditional stone construction subject to a rendered finish with timber windows and being maintained in good order throughout. The full extent of the property is shown on the attached plan.



ACCOMMODATION

The property comprises the following approximate areas:

Retail Shop

Ground Sales:	47 m ²	503 ft ²
Staff/Mess:	11 m ²	114 ft ²
Total Shop:	58 m ²	617 ft ²

Apartment 70A (Town View)

First Floor

Living Room:	4.3 x 4.7m (max)
Kitchen:	3.2 x 3.6m fully fitted wall and base units

Second Floor

Bedroom:	3.1 x 4.1m (max)
Bathroom:	1 bath with over shower, 1 wc & 1whb

Apartment 70B (Castle View)

First Floor

Living Room:	4.1 x 3.6m
Kitchen:	2.2 x 2.4m fully fitted wall and base units
Bedroom 1:	3.2 x 2.3m

Second Floor

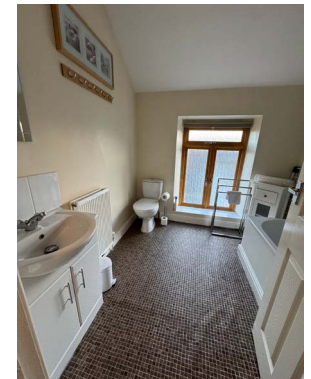
Bedroom 2:	3.4 x 4.2m
Bathroom:	1 bath, 1 shower, 1 wc & 1whb

External

The property comprises 100% site coverage. Access to the side and rear is via Cocktons Yard, shared with adjoining residential properties.

SERVICES

All mains services including water, gas, drainage and electricity are connected to the property. The apartments are separately metered with each benefitting from gas combi boilers. The ground floor bakery shop is fitted with air conditioning units. None of the services or associated plant has been tested.



TENURE

The property is held on a 999 year long leasehold basis from 23 June 1761 subject to the following:

- Lease to John Bryson (Keswick) Limited for a term of 20 years from 1 September 2020 on effective FRI lease terms at a passing rent of £12,000 per annum, exclusive. The tenant has a break option at 25 April 2028 and 25 April 2033. The rent is subject to review, 1 September 2030 and 1 September 2035.
- Ongoing contractual arrangement with Travel Chapter for the management and letting of the two upper floor apartments.

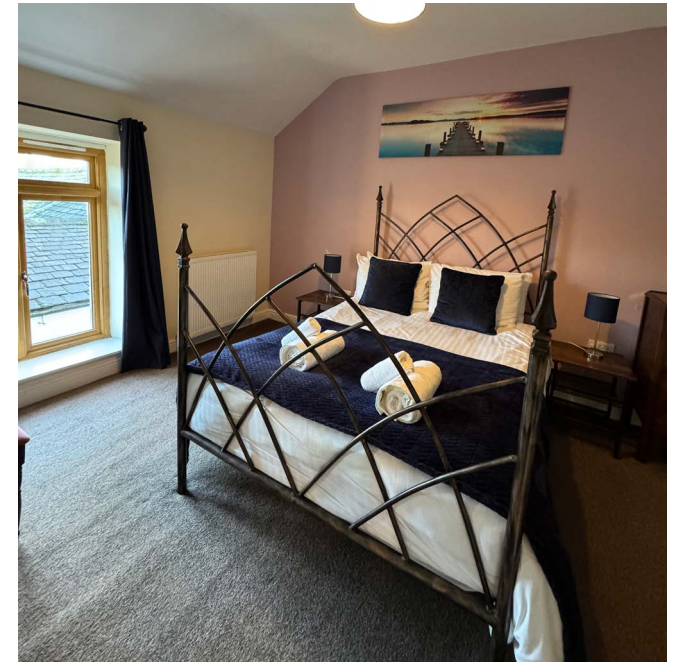
TENANT COVENANT

Brysons are a long established Lake District institution headquartered in nearby Keswick. Having started life hand baking bread from locally milled flour over 70 years ago, the business remains family owned with a reputation as one of the finest small bakeries in the country. Recent store expansion into Bowness-on-Windermere, Appleby and Kirkby Stephen along with online sales and distribution through a variety of other food retail outlets continues to propel the business forward.

HOLIDAY LETTING

The two apartments are currently let and fully managed by Travel Chapter. Known as Town View and Castle View respectively, they both have 4 star gradings on the agents portal. The Seller commenced holiday letting in approx. 2022. The units generated a gross income for the year ended 5 April 2025 of £24,142, pre-expenditure. An increase is expected for 2026.

We understand the agreement with Holiday Cottages/ Travel Chapter can continue post sale or be terminated upon notice enabling the apartments to be let privately if so required.



PRICE

Offers in the region of **£395,000** for the unexpired term of the 999 year long leasehold interest.

PLANNING

The property is not specifically designated within the legacy Allerdale Local Plan but is situated within the Cockermouth Town Centre boundary, in a Conservation Area and with prime shop frontage.

Interested parties can enquire of Cumberland Council on www.cumberland.gov.uk or alternatively telephone: 0300 373 3730.

BUSINESS RATES

The subject property is currently assessed for Business Rates as follows:

70 Main Street (Shop):

£10,250 rising to £11,000 (April 2026)

70A&B (Apartments):

£2,450 rising to £3,150 (April 2026)

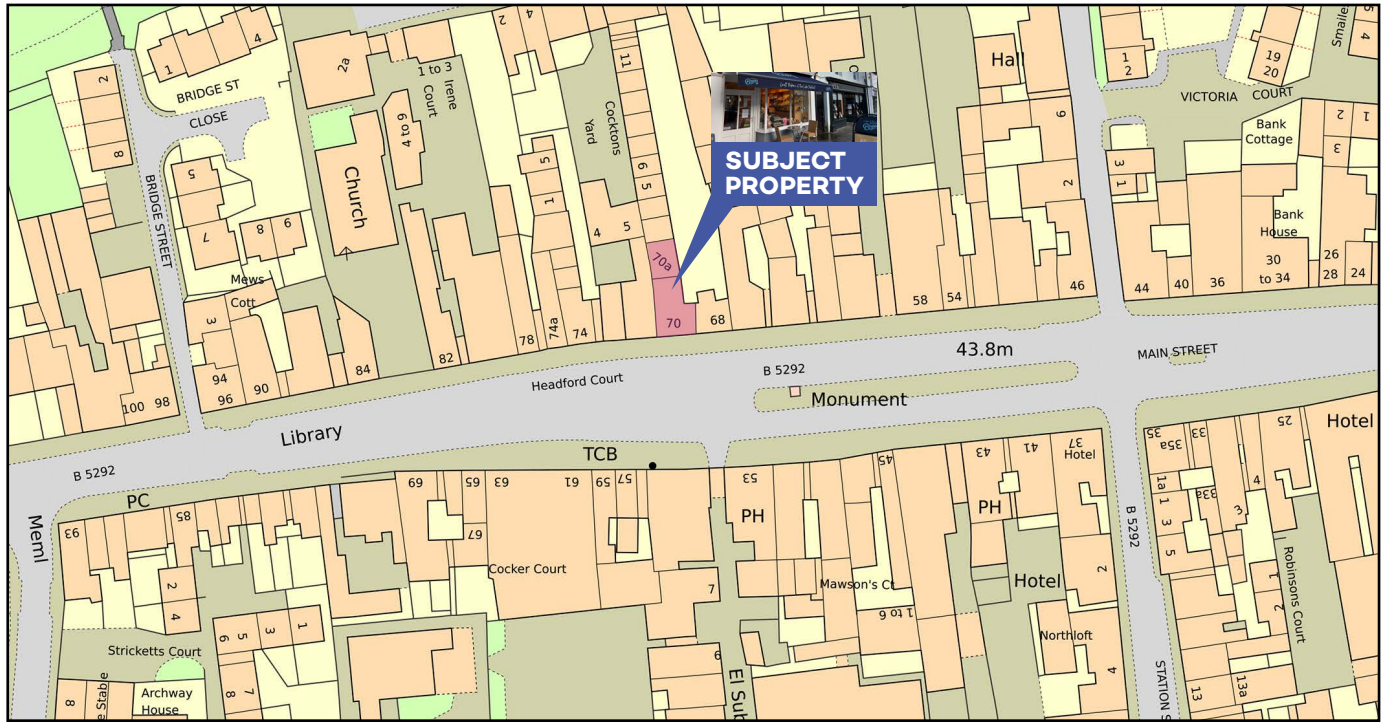
The ground floor tenant is responsible for the Business Rates at 70 Main Street. The Vendor/Landlord currently pays the Business Rates for 70A&B subject to any Small Business Rates Relief concessions.

Note: Retail, Hospitality and Leisure Relief ends on 31 March 2026 and will be replaced by a new reduced Uniform Business Rate multiplier.

Interested parties should access the Government website at www.gov.uk/find-business-rates for further information.

VAT

All prices are quoted exclusive of and are not liable to Vat.



EPC

The property benefits from the following EPC ratings:

- 70 Main Street:** C63 (valid until 13 June 2032)
- 70A Main Street:** C71 (valid until 3 September 2029)
- 70B Main Street:** E53 (valid until 13 August 2028)

VIEWINGS & CONTACT

Please refer all enquiries to Stephen Sewell at:

t: 01228 514199

e: stephen@walgoodland.com

Walton Goodland, 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST

Viewings will be subject to access/availability to the apartments based on holiday rental commitments.



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.