



WALTON
GOODLAND
Chartered Surveyors

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FOR SALE



2,630 Sq. ft. (244 Sq. m.) / £225,000

Fairfield Office, Station Road, Cockermouth Cumbria, CA13 9PZ

Well-located former office in prominent position close to Cockermouth town centre and major national retailers.

- Prominent and accessible location on Station Road, Cockermouth
- Established commercial location adjacent to Lidl, Sainsbury's, WCF Pet & Equestrian
- Alternative use potential
- Potential for a range of commercial uses, subject to planning
- Private gated car park with 10 spaces.
- Sold freehold with vacant possession.

LOCATION

Fairfield Office is situated within an established commercial area close to the town centre, benefiting from good road connections to Carlisle, Workington, Keswick, Whitehaven and the wider Lake District.

The property is conveniently positioned for access to local amenities and adjacent occupiers including Lidl, Sainsbury's, WCF Pet & Equestrian.

DESCRIPTION

The property comprises commercial office accommodation arranged to provide practical workspace suitable for a variety of business occupiers. The property offers an opportunity for an owner-occupier to acquire premises within an established commercial location, or for an investor to acquire an asset with potential for future rental or alternative commercial use, subject to the necessary consents.

Further details regarding the condition, specification and layout of the premises are available from the selling agents.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor

'Family Room' - 425 Sq. ft. (39 Sq. m.)

Court Room - 718 Sq. ft. (67 Sq. m.)

Office 1 - 320 Sq. ft. (30 Sq. m.)

Rear Reception / Office 2 - 174 Sq. ft. (16 Sq. m.)

Accessible Toilet / Kitchen - 80 Sq. ft. (7 Sq. m.)

Boiler Room / Store - 71 Sq. ft. (7 Sq. m.)

Rear Store (with exit) - 12 Sq. ft. (1 Sq. m.)

First Floor

Office 1 - 356 Sq. ft. (33 Sq. m.)

Office 2 - 150 Sq. ft. (14 Sq. m.)

Office 3 - 190 Sq. ft. (18 Sq. m.)

Office 4 - 72 Sq. ft. (7 Sq. m.)

Office 5 - 62 Sq. ft. (6 Sq. m.)

Total - 2,630 Sq. ft. (244 Sq. m.)
5x WC and 5x WHB

SERVICES

Mains water, drainage, electricity and gas are connected to the property. Interested parties should satisfy themselves regarding the availability, capacity and condition of all services and utilities prior to purchase.





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£ PRICE
£225,000

🔑 TENURE

The property is offered for sale freehold subject to contract and the vendor's existing title and any conditions.

⚙️ USE

The property is currently used as office accommodation. Interested parties should make their own enquiries with the Local Planning Authority regarding the existing planning consent, permitted uses and the potential for any change of use.

💡 EPC

An Energy Performance Certificate (EPC) has been instructed.

💷 BUSINESS RATES
RV - £17,250

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

% VAT

All prices are quoted exclusive of and are liable to Vat. Interested parties should make their own enquiries and take appropriate professional advice regarding the VAT implications of the transaction.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland



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