

# TO LET



Commercial/Office/Retail/972 sq ft (90.3 sq m)/£6,995 per annum

**41a Main Street, Cockermouth**

Cockermouth, CA13 9JS

**Walton Goodland**

agency@walgoodland.com

01228 514 199 (Carolyn Hardy dealing)



## UPPER FLOOR TREATMENT ROOMS WITH SELF-CONTAINED ENTRANCE IN PRIME LOCATION FRONTING MAIN STREET

- BUSY HISTORIC MARKET TOWN POPULAR WITH INDEPENDENT BUSINESSES
- PERFECT FOR SMALL BUSINESS OFFICE, BEAUTY THERAPY OR SIMILAR USE
- ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING CONSENT

## DESCRIPTION

The property comprises first and second floor treatment rooms currently occupied for a variety of beauty and health related treatments with access via the lane to the side of 41 Main Street.

## LOCATION

The property is situated fronting Main Street, the main arterial route running through the town centre of Cockermouth in the west of Cumbria providing access to all local amenities, the Lake District and A595.

The property sits opposite Lloyds Bank, Boots Pharmacy, Greggs and various local occupiers.

## RATEABLE VALUE

Treatment Rooms and Premises: £5,900 (2023 list)

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

Please note, as of 1 April 2017 if this is your only commercial property then no business rates will be payable, subject to status.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property benefits from an EPC Rating of D90.

## VIEWINGS

Strictly by appointment through Walton Goodland.

## ACCOMMODATION

The property comprises the following approximate areas:

### First Floor

Treatment Rooms 518 sq ft (48 sq m)

### Kitchen

75 sq ft (7 sq m)

### Second Floor

Treatment Rooms 378 sq ft (35 sq m)

Toilet – 1 WC & 1 WHB on half landing

## SERVICES

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

## LEASE

A new internal repairing and insuring lease for a term of years to be agreed, including doors and windows.

## RENT

£6,995 per annum

All rents are quoted exclusive of VAT, Business Rates and all other outgoings.

## SERVICE CHARGE

A service charge is payable by the Tenant to cover the repair, maintenance, and decoration of all common areas, both internal and external of the building.

Costs are split between the ground and upper floors, with

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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.

the current tenants preferring to arrange works to the common areas themselves.

**VAT**

VAT is not applicable.

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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@waltongoodland.com www.waltongoodland.com



## Energy performance certificate (EPC)

41a Main Street  
COCKERMOUTH  
CA13 5JS

Energy rating  
**D**

Valid until: 26 May 2033

Certificate number: 6217-7896-7036-2757-0410

Property type: Retail/Financial and Professional Services  
Total floor area: 114 square metres

### Rules on letting this property

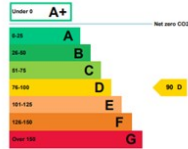
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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