

SMART⁴

REAL ESTATE CONSULTANCY



The Grand Theatre
Station Road
Cockermouth
CA13 9PZ



PRIME SHOP PREMISES

LOCATION

The premises are prominently located within the centre of Cockermouth adjacent to Sainsburys and Mitchells Auction House. LIDL are currently developing a new 20,000 sq ft unit adjacent.

Other retailers in the town include Greggs, Co-op, Boots, HSBC, Lloyds Banks and Aldi.

ACCOMMODATION

The property comprises a retail unit, designed over ground floor and first floor levels, comprising the following approximate net internal floor areas:

Ground Floor NIA:	465 sq m	(5,010 sq ft)
First Floor NIA:	464 sq m	(4,989 sq ft)

TENURE

The premises are available to let on a new, effectively full repairing and insuring lease, for a term and rent to be agreed.

RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows.

Rateable Value: £10,300	UBR (2015/16): 49.3p	Rates Payable: £5,078
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Interested parties are advised to make their own enquiries in regard to the rateable value of the subject property.

VIEWING

Please contact this office for further information or to arrange any inspections.

December 2015

EPC AVAILABLE ON REQUEST

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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For further details:

020 7569 9900

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