

FOR RENT (MAY SELL)

30 Main Street, Cockermouth, Cumbria, CA13 9LQ

£ 21,800 Per Annum (May Sell)

2,649 Sq Ft (246.09 Sq M)

- ✓ Arranged Over Ground, First and Second Floors with 1,296 sq ft at Ground Floor
- ✓ Within The Heart of Cockermouth
- ✓ Nearby Occupiers: One Stop, Greggs, Boots, Domino's and Oxfam
- ✓ Prime Location Front Main Street

Situation

Cockermouth is a vibrant and attractive market town located in Cumbria, approximately 26 miles South West of Carlisle and 13 miles North West of Keswick.

The location is popular with national retailers and food and beverage operators alike with operators such as One Stop, Greggs, Domino's Pizza, Oxfam and Boots.

Description

The premises are prominently situated fronting Main Street, the town's prime shopping destination

Accommodation

Area	Sq M	Sq Ft
Ground Floor (Sales area)	120.41	1,296
First Floor (Office/Storage)	53.42	575
Second Floor (Storage)	72.28	778
TOTAL	246.11	2,649

Terms

The premises are let to Barclays with a lease expiry of 17th July 2027 with a tenant's break option on 16th January 2026.

The Landlord's would consider surrendering the current lease and the granting of a new lease on terms to be agreed.

Price

May Sell - Details on application

Rent

£21,800 per annum exclusive

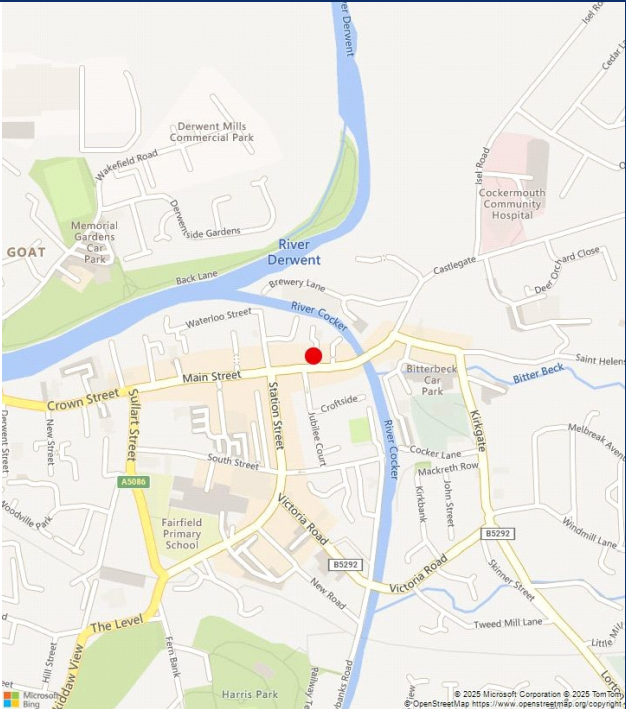
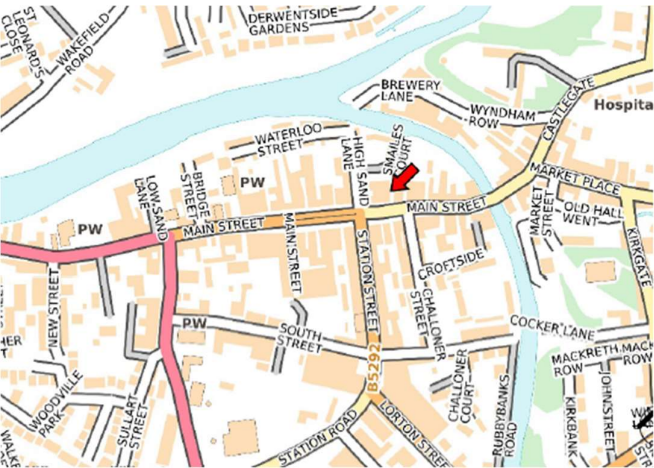
The premises have a rateable value of £14,750. Interested parties can verify this information via the local authority.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal expenses incurred in connection with this transaction.



Inspection
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