

For Sale

23 Station Road
Cockermouth
CA13 9QJ



Description

The subject property is located in the market town of Cockermouth and fronts Station Street.

The property was most recently utilised as a bank and extends over ground and first floor.

Nearby occupiers include Sainsburys, Coral, Co-Op Food, Oxfam and Barclays.

Accommodation

The property provides the following approximate net internal floor areas, calculated on a Net Internal basis:

Floor Areas	Sq m	Sq ft
Ground Floor	202.79	2,183
First Floor	39.7	427
Total	242.49	2,610

Tenure

We are advised the premises are held freehold.

Guide Price

Offers in excess of £265,000

The property will be sold by informal tender post viewing day which will be organised in due course.

Lease

The premises will be sold subject to a new 5 year lease of the ATM at a rent of £3,000 pa, subject to an initial 3 month rent free period

Business Rates

Rateable Value: £28,750

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information or an appointment please contact:

Jennifer Mallon

Tel: 0151 471 6714

Email: jennifer.mallon@avisonyoung.com

Avison Young

No 4 St Paul's Square, Old Hall Street, Liverpool L3 9SJ

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