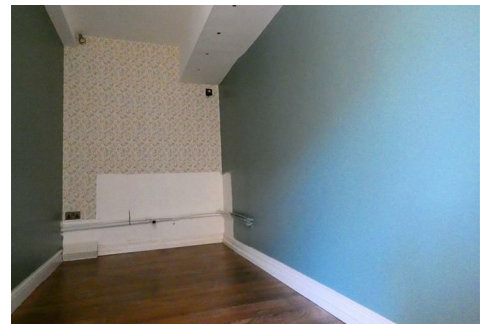




GRISDALES

PROPERTY SERVICES



18A & C Main Street, Cockermouth, CA13 9LQ

£800 Per Calendar Month

South facing and in a prime location on the Main Street is this superb suite of rooms which are perfect for use as a hairdressers, nail bar, beauty salon, office space etc.

Extending to 1615 sq.ft. or 150 sq.m it offers delightful, light and spacious accommodation which is well maintained and decorated and fitted with practical laminate flooring.

On the first floor there's an open entrance and reception area, four further rooms and a kitchen with cloakroom off and up on the second floor is a further room with excellent storage space and a second w.c.

Come and talk to us – great flexible terms to be agreed!

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

Electric heating
Single glazing

ENTRANCE & STAIRCASE

Entrance lobby with access to first and second floors.

FIRST FLOOR ENTRANCE AREA

14'5" x 9'1" (4.40 x 2.77)



South facing entrance area with corridor off

ROOM 1

11'9" x 10'0" (3.59 x 3.06)



With plumbing available. Rear

ROOM 2

13'3" x 5'10" (4.06 x 1.79)



Rear

OPEN AREA

17'8" x 13'9" (5.40 x 4.21)



South facing with useful store room off

ROOM 3

15'10" x 10'1" (4.84 x 3.08)



Rear

ROOM 4

16'9" x 10'7" (5.12 x 3.24)



Front.

KITCHEN & CLOAKROOM

10'4" x 9'3" (3.15 x 2.82)



The kitchen is fitted with a range of base and wall units with sink. Cloakroom off

SECOND FLOOR

FRONT ROOM

23'0" x 14'6" (7.03 x 4.44)



South facing. Good range of cupboards and separate w.c.

DIRECTIONS

Leaving the Grisdales Cockermouth Office proceed down Main Street.....

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band

LEASE DETAILS

The premises are available on a new lease at a rent of £9,600 per annum.

The tenant is responsible for insurance of contents, internal repairs and decoration. The landlord is responsible for external repairs and maintenance.

Additional lease information:

The premises are available on a full repairing and insuring basis on terms to be negotiated

RATING ASSESSMENT

You may be entitled to a reduction on Non Domestic Rate charge if your business occupies a Non Domestic Rated property with a Rateable Value of less than £12,000. Applicants are advised to make their own enquiries of the Local Authority.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

PROOF OF IDENTITY

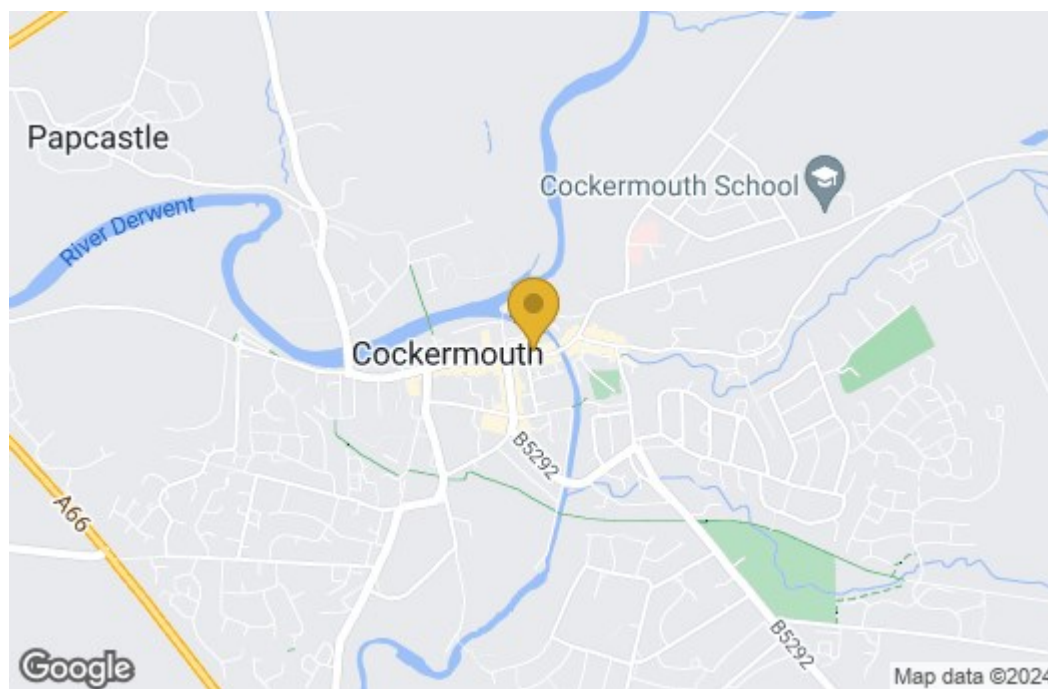
When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

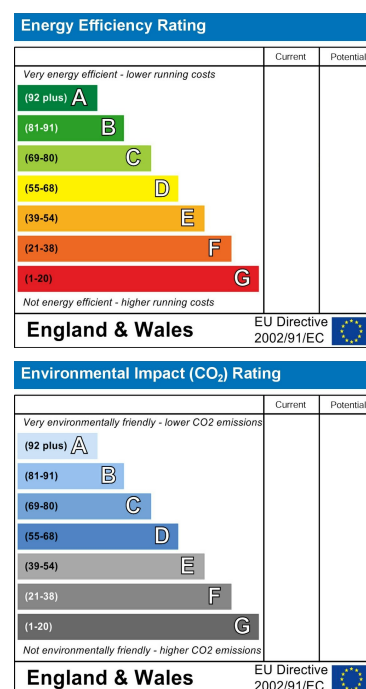
- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.