



GRISDALES

PROPERTY SERVICES



3 Old Kings Arms Lane, Cockermouth, CA13 9LS

£6,000 Per Annum

Welcoming over 17,000 visitors last year, these award winning stone front units are situated immediately off the Main Street within a delightful courtyard setting. The lane has a high profile within the town and is home to a variety of high quality businesses where you can shop, dine and relax, as well as absorbing the town's historical facts on the Cockermouth History Wall, a popular tourist attraction. Fully flood defenced, this open plan design retail unit is located amidst the characterful Old Kings Arm Lane development.

FLEXIBLE TERMS AND CONDITIONS. AVAILABLE NOW

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

RETAIL SPACE

18'11" x 18'6" (5.79 x 5.65)



Accessed via hardwood door with glazed panel

Good window display space and open plan design. Telephone point. Strip lighting. Ample sockets. Recently painted.

Door leading into:

CLOAKROOM AREA

Separate WC and wash hand basin cubicles with water heater. Fuse box.

LEASE DETAILS

The premises are available on a full repairing lease.

The tenant is responsible for insurance of contents, internal repair and decor as well as utilities including electricity and water (metered). The landlord is responsible for external repairs and maintenance.

ADDITIONAL LEASE INFORMATION: The landlord will insure the building as a whole and will re-charge a proportion of the insurance premium to the tenant on an annual basis.

RATING ASSESSMENT

There are no business rates.

DIRECTIONS

The Old Kings Arms Lane is situated directly off Main Street between Cockermouth Travel and Boots the Chemist.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed

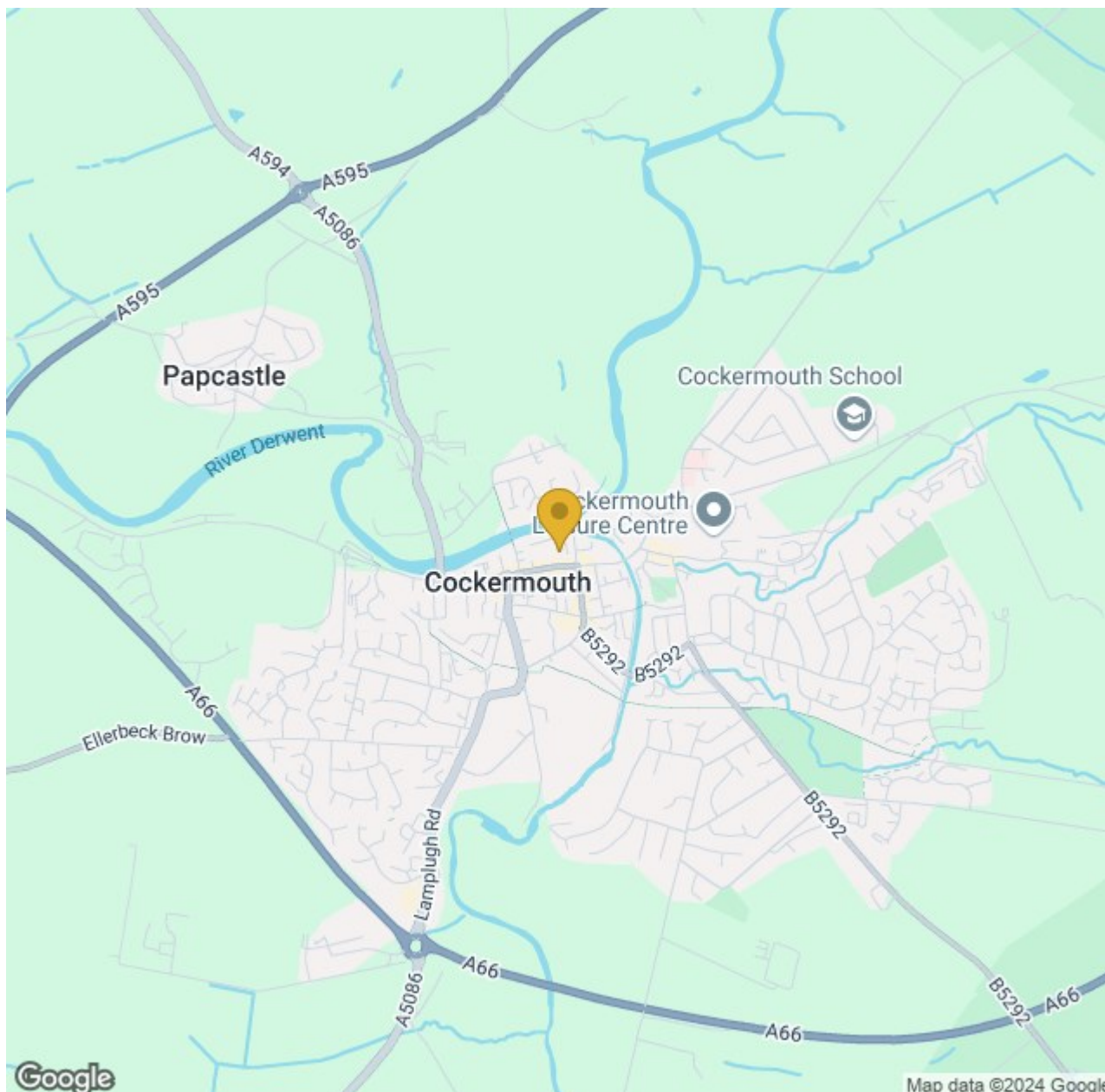
to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

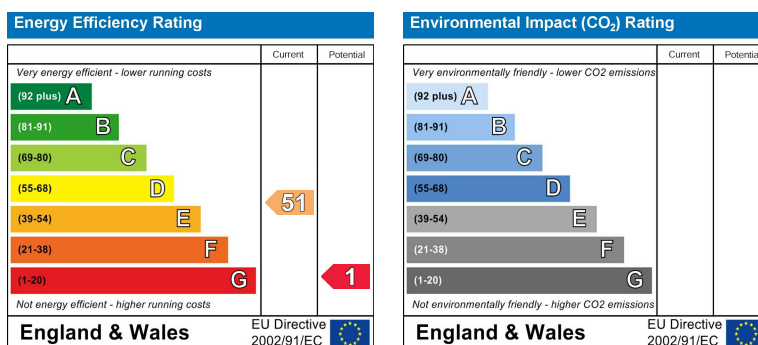
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling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

*Please note these details have yet to be approved by the vendors.

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.