



2 The Dairy South Street, Cockermouth, CA13 9RT

£158,000

THIS COMMERCIAL UNIT presents an exceptional opportunity for those seeking exceptional office space. It extends to approximately 166 square metres or 1787 square feet and is in excellent condition, making it an ideal choice for businesses looking to establish themselves in a vibrant town. Situated just off the town centre, it benefits from a convenient location that offers easy access to local amenities, transport links, and a bustling community atmosphere. The space is versatile and interesting allowing for a variety of configurations to suit your business needs, whether you require open-plan areas or private offices. In the past it has been used as a childrens' play area.

Situated mostly on the ground floor there's an entrance area, reception room, good sized board room with well fitted kitchen off. Additional play room with mezzanine area above, further kitchenette, small meeting room and toilets.

THINGS YOU NEED TO KNOW

Gas underfloor heating

The property was converted in 2006 and a full renovation was undertaken at that time.

The property is currently occupied by a tenant who will vacate in November 2025.

LEASEHOLD

The property is leasehold under a 999 year term from 2003 and a copy of the lease is available from Grisdales. The leasehold will be included in the sale and the other two properties within the lease are the two flats above, which are in different ownership.

ENTRANCE AREA

3'6" x 18'5" (1.07 x 5.63)

A sloped entrance hall leads into the reception

RECEPTION

21'6" x 13'6" approx (6.56 x 4.13 approx)



BOARD ROOM

26'6" x 17'5" approx (8.08 x 5.33 approx)



KITCHEN

9'2" x 15'11" (2.80 x 4.87)



REAR ROOM

21'0" x 20'2" approx (6.42 x 6.16 approx)



With stairs to a first floor mezzanine area.

KITCHENETTE

6'3" x 8'11" (1.91 x 2.73)



MEETING ROOM

5'8" x 8'0" approx (1.74 x 2.44 approx)

DISABLED W.C.

6'5" x 10'3" approx (1.98 x 3.13 approx)

TOILETS

9'9" x 8'3" approx (2.99 x 2.52 approx)

MEZZANINE

26'10" x 7'3" (8.18 x 2.21)



PARKING

There is an informal arrangement to park two cars at the rear of the property subject to a parking permit.

DIRECTIONS

From the Main Street, proceed up Station Street, turn right into South Street and the property is located towards the end just after the Sorting Office, and opposite the church rooms.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

THE EPC

As a commercial property, the EPC certificate available on the National Register shows only the current rating, unlike a residential property. For further details about potential improvements to improve the energy efficiency of the property please visit <https://www.gov.uk/find-energy-certificate> and check under Commercial Properties.

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.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

COMMERCIAL RATING ASSESSMENT

We are advised that the property is assessed for rates as follows:

Rateable Value: £10,250

Standard Multiplier: 49.9p (small business multiplier 2024/25)

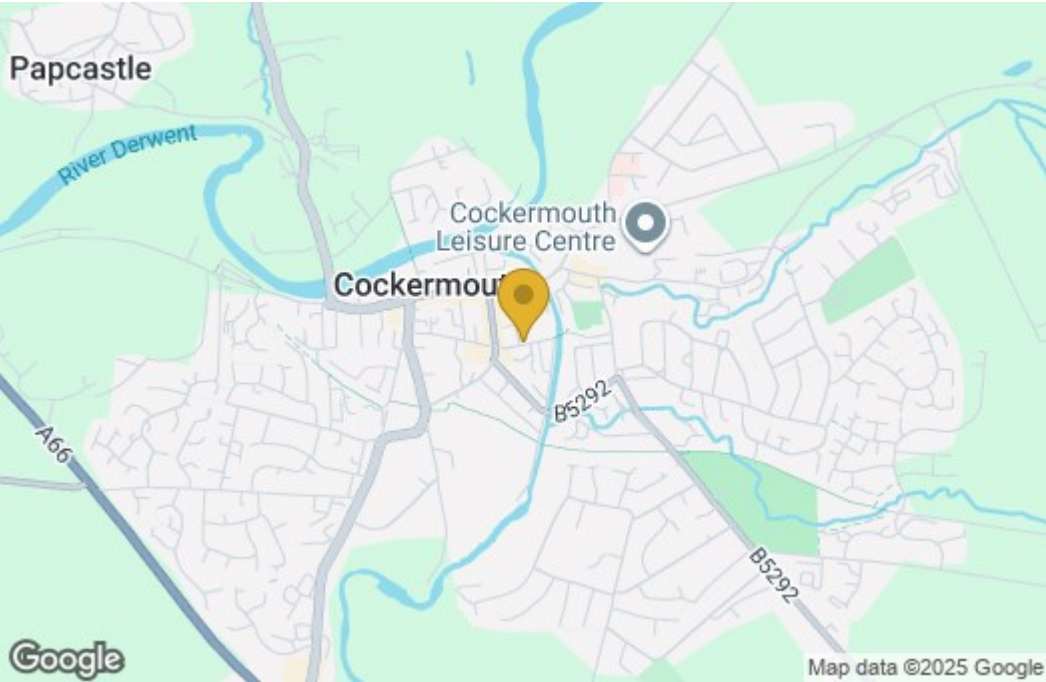
= £5114.75

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 £15,000. Applicants are advised to make their own enquiries of the local authority.

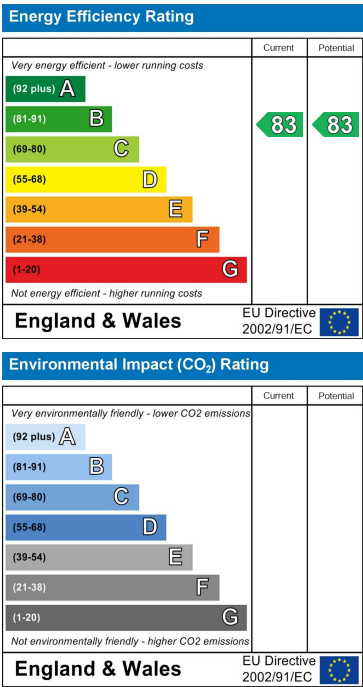
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.