



## 46B Main Street, Cockermouth, CA13 9LU

**£700 Per Calendar Month**

RIGHT IN THE HEART OF COCKERMOUTH IS THIS TERRIFIC OPPORTUNITY!

Currently set up as a takeaway/cafe it probably has one of the best frontages in the town and serves a massive footfall. It offers approximately 26 sq.m. of good space and the catering equipment currently fitted can be sold by separate negotiation if required.

COME AND HAVE A LOOK AND SEE WHAT YOU CAN MAKE OF IT - WHETHER IT BE CATERING, RETAIL OR OFFICE SPACE. FLEXIBLE LEASE TERMS AVAILABLE.

### SHARED INNER LOBBY

The property is accessed via inner lobby with a glazed door leading into:

### SHOP/CAFE



Fitted with grey tiled floor throughout.

### FRONT SHOP AREA

11'10" x 14'6" (3.61 x 4.43)

With large window overlooking the front. Wall mounted wash basin, fitted cupboards, drawers and worktop space with wall mounted shelving and opening into:

### REAR KITCHEN AREA

13'11" x 7'1" (4.26 x 2.17 )



Tiled areas, extractor units and ample space for equipment.

### UNDER STAIRS CUPBOARD

3'1" by 6'6" (0.96 by 1.99)

Fitted with shelving.

### REAR LOBBY WITH CLOAKROOM

2'8" by 8'11" (0.83 by 2.73 )

With wash basin, water heater and door leading into separate w.c.

### COMMERCIAL LEASE DETAILS

The premises are available on a new lease.

The tenant is responsible for insurance of contents, internal repairs and decor. 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.

### DIRECTIONS

The property is located on Main Street on the corner of High Sand Lane.

### 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.

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

### 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

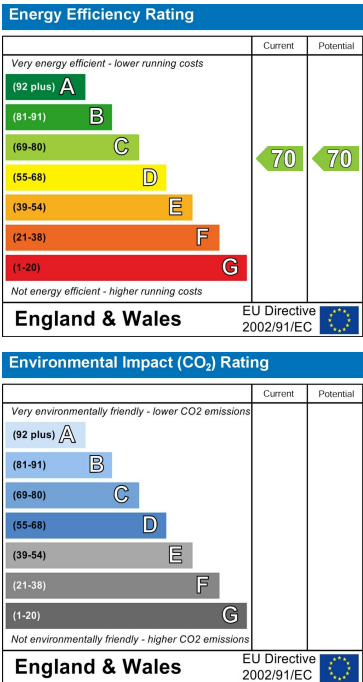


Floor Plan

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