



GRISDALES

PROPERTY SERVICES



28 Market Place, Cockermouth, CA13 9NQ

£230,000

MIXED RESIDENTIAL & COMMERCIAL INVESTMENT OPPORTUNITY WITH PROMINENT, PRIME TOWN CENTRE LOCATION

At the heart of Cockermouth's bustling Market Place you will find these prominent shop premises that have been let successfully for a number of years. Cockermouth is renowned for its independent retailers and gem town status attracting residents from throughout the region and holiday makers alike. Market Place has developed into one of the most attractive areas of the town.

A separate entrance off Castlegate leads to a beautiful two bedroom maisonette with spacious accommodation spread over two floors and boasting an abundance of period features including exposed timber beams and natural stone, a curved staircase, sliding sash windows and open fireplaces. Both areas of the building are now let out bringing in a regular income close to £12,000 per annum.

Cockermouth is the birthplace of poet William Wordsworth and the hub for many popular festivals and events making it an alternative quiet tourist destination.

Helping you find your perfect new home...

www.grisdales.co.uk

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RETAIL PREMISES

The Ground floor retail premises are in a prominent corner location in the Market Place, with large window frontage perfect for a range of businesses. The rental income from the premises is around £ 6,000 per annum.

From Market Place, glazed door leading into;

RETAIL SPACE

27'5" x 15'9" (8.36 x 4.80)

Ground floor retail area with 2 steps up to the rear and opening into;

REAR STORAGE AREA

10'11" x 7'9" (3.33 x 2.36)

Useful storage area plus sink unit, door to wc.

MAISONETTE

The two bedroom maisonette has its own private entrance off Castlegate and overlooks Market Place which is a particularly attractive area of the town. The flat is currently rented out at £495 per calendar month.

ENTRANCE HALL AND STAIRCASE

Giving access to

LOUNGE

16'1" x 31'6" (4.90 x 9.60)

Double front aspect with feature fireplace, exposed beams, television point, stone shelves, radiator, seating, carpeted.

KITCHEN

Side aspect with timber polished floor and having dedicated dining area. Fitted with a range of base and wall units in beech, dishwasher, integral freezer, double electric oven with hob and chimney style extractor fan, spot lighting, fireplace, radiator

BEDROOM ONE

16'5" x 14'10" (5.00 x 4.52)

Double with feature fireplace, built in cupboard, exposed beams and two front aspect windows, radiator.

BEDROOM TWO

17'2" x 9'5" (5.23 x 2.87)

Double bedroom with modern radiator, stone window sills and having side aspect.

BATHROOM

6'10" x 9'4" (2.08 x 2.84)

With polished timber floor and comprising bath and shower, wash basin and w.c. Velux roof light.

INVESTMENT INFORMATION

The current rental income from the property amounts to approximately £12,000 per annum which represents a yield in the region of 5%. Both the retail space and maisonette are currently tenanted.

COUNCIL TAX

We have been advised by Allerdale Borough Council (01900 702702) that the Maisonette is placed in Tax Band A.

The shop premises attract Business rates.

DIRECTIONS

The property is located in the Market Place on the corner with Castlegate.

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.

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.

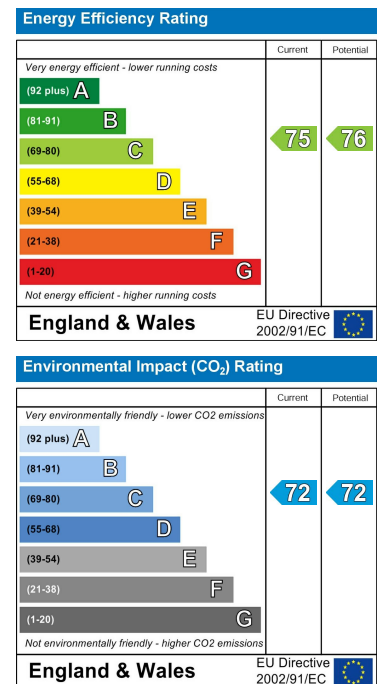
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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.