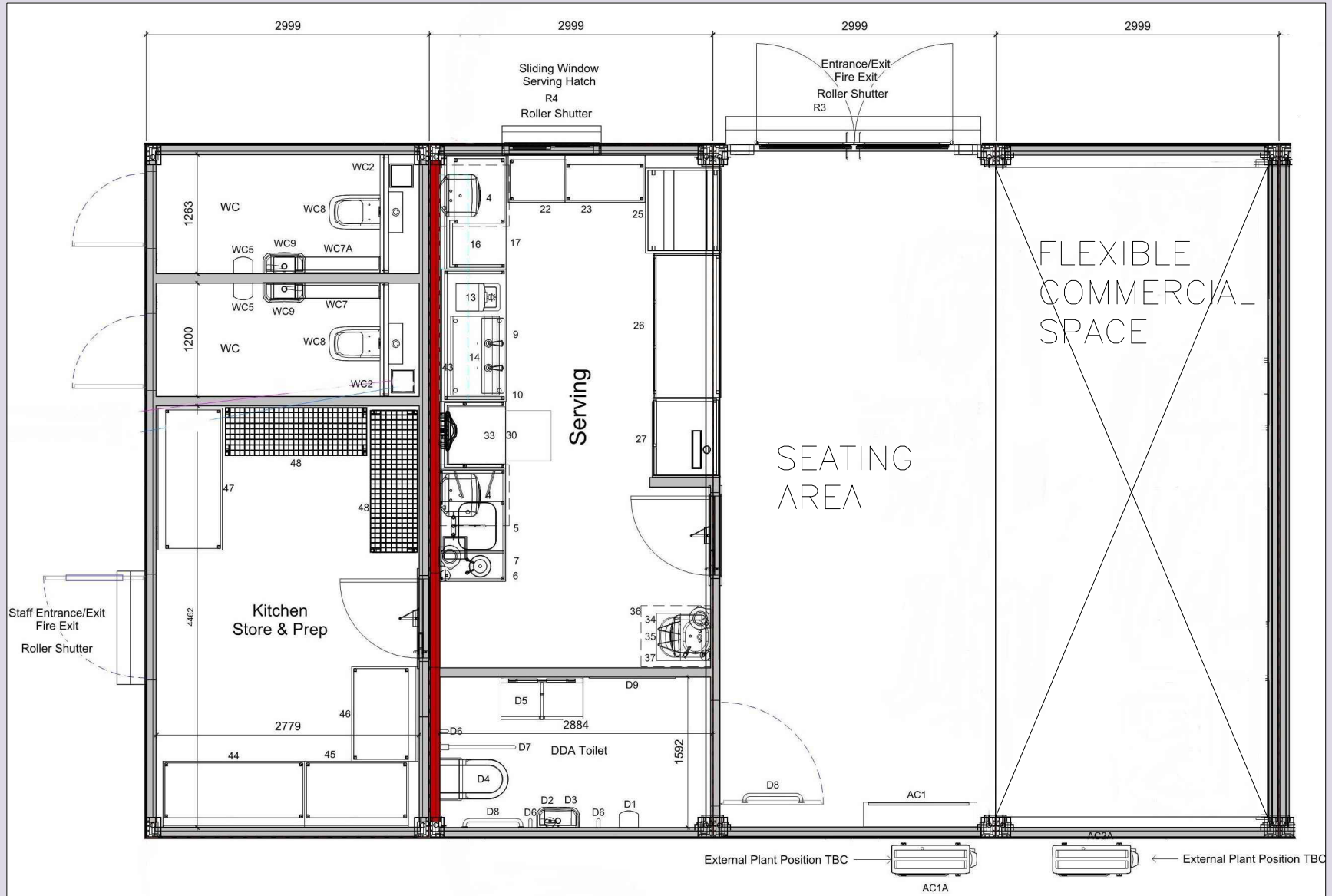
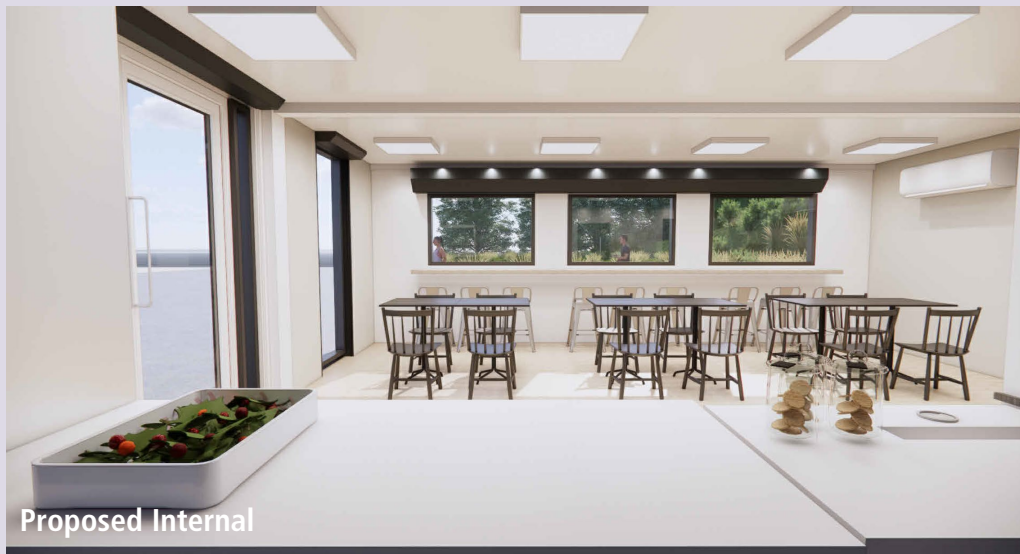




Promenade Café / Commercial Facility, Maryport, Cumbria

- Unique commercial opportunity on Maryport Promenade
- Proposed café / commercial facility available from Autumn 2024
 - Modular construction with integrated public toilets
 - Total Area 83.16 m² (895 sq ft)
 - To Let - £7,200 per annum exclusive





LOCATION

Maryport Promenade is a picturesque walkway with access to the beach, providing stunning views across the Solway and its impressive sunsets. It is a key location in Cumberland Council's £12 million regeneration programme in the town. The Council has recently opened the Boardwalk, an accessible walkway linking the promenade and harbour, and is in the process of creating a new harbourside event space, and bigger and better visitor attractions including a museum, gallery, new indoor and outdoor adventure play parks, and an enhanced Clip 'n Climb fun climbing destination.

The improved access and increasing footfall has brought with it commercial opportunities, such as this proposed promenade café. It is located on Maryport Promenade, on the site of a former public toilet block, which is to be demolished as part of the construction programme.

Maryport is a busy seaside town and is well connected by the A594 and A596, accessed from junction 36 of the M6 motorway via the A66. The town is also close to the Lake District National Park, with Keswick 26 miles east, Carlisle 26 miles north and Workington 6 miles south. The town benefits from a train station which operates on the Cumbrian Coast Line.

DESCRIPTION

The proposed promenade café/commercial facility will be erected through a modular construction method and is expected to be ready for tenant occupation by Autumn 2024. Given that we are now at an early stage, it is possible for the incoming tenant to influence the final design, subject to terms. It is proposed that the premises will offer a seating area, serving area, kitchen store and prep room, in addition to flexible commercial space. Included within the proposed design are two public toilets with external access, separate to the café/commercial facility. It is expected that the incoming tenant will manage these and make them available to the public during their hours of operation. There is no obligation, however, to look after the toilets whilst the tenant is not trading. Landscaping works around the venue are currently underway, creating an attractive environment around the premises.

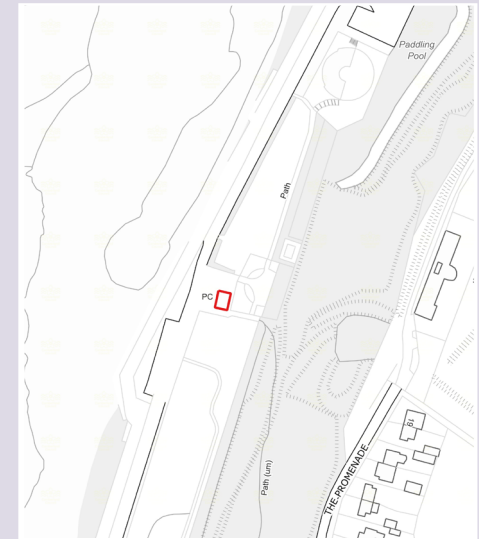
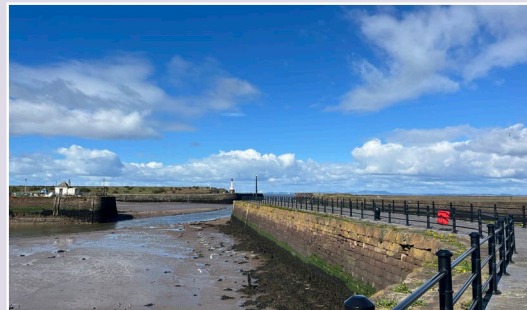
SERVICES

It is understood that the property has mains supplies of electricity and water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Proposed Café / Commercial Unit 83.16 m² (895 sq ft)



LEASE TERMS

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £7,200 per annum exclusive.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The Rateable Value of the property will be determined once the premises is erected.

Small Business Rate Relief may be available to prospective tenants.

ENERGY PERFORMANCE CERTIFICATE

A Energy Performance Certificate will be produced once the premises is erected, and available upon request for interested parties.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Erika Norman – e.norman@edwin-thompson.co.uk

Tel: 01228 548385

www.edwin-thompson.co.uk

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5. These particulars were prepared in April 2024