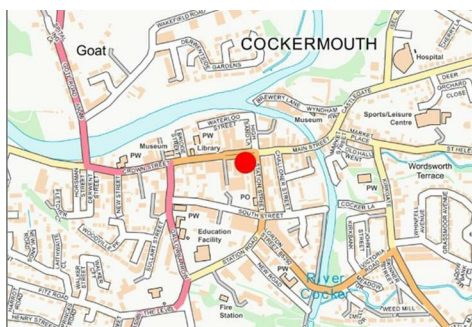




# GRISDALES

PROPERTY SERVICES



**43A Main Street, Cockermouth, CA13 9JS**

**£30,000 Per Annum**

PUBLIC HOUSE - TO LET

\*\*\* PROMINENT LOCATION \*\*\*

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## LOCATION

Cockermouth is a busy market town and benefits from a convenient position between The Lake District National Park and the west Cumbrian town of Workington. The town is easily accessible by road from all directions in the county. During the summer months the town benefits from heavy footfall numbers due to it's proximity to The Lakes. The subject property is located on Main Street a busy arterial route, nearby occupiers include Wordsworth Guest House, Greggs, Oak Tree Animals Charity, Boots and many more.

## DESCRIPTION & TERMS

A three storey property fitted out as a public house and undergoing a refurbishment. The property is available TO LET on a new lease for a term of years to be agreed at a rent of £30,000 per annum exclusive.

## FURTHER INFORMATION

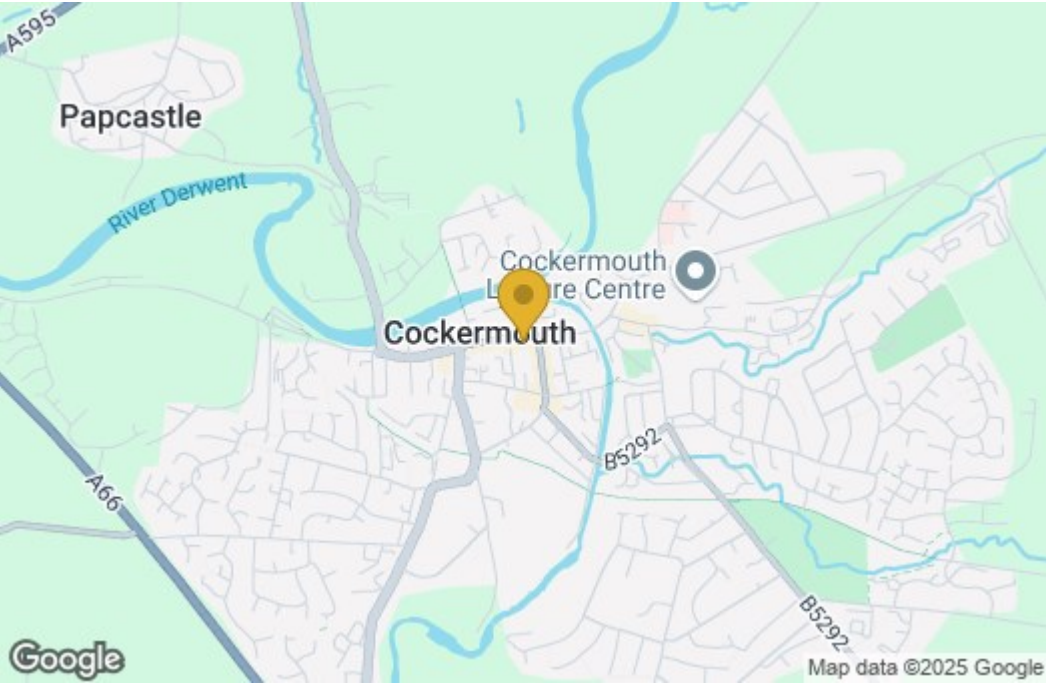
Please contact Carigiet Cowen

Tel: 01228 544733 Email: [carlisle@carigietcowen.co.uk](mailto:carlisle@carigietcowen.co.uk)

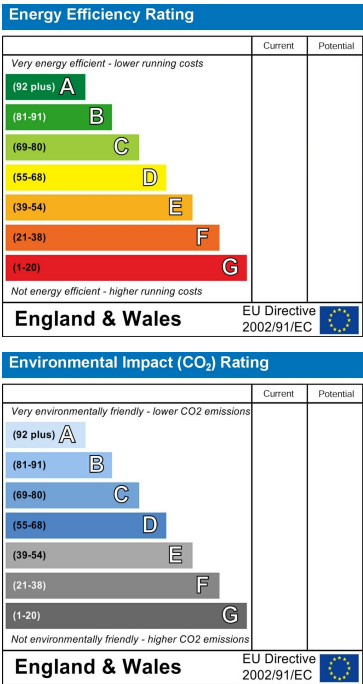
Floor Plan



Area Map



Energy Efficiency Graph



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