



Regent House, 15a Main Street, Cockermouth, CA13 9LE
£550 pcm

PFK

Regent House, 15a Main Street, Cockermouth

Available for let is a ground-floor retail unit within a mid-terraced, two-storey building, occupying a north-facing position on Main Street within the town centre. The ground-floor unit extends to approximately 40 sq.m overall, comprising a total sales area of 28 sq.m, with a 12 sq.m storage/ utility area and WC and wash hand basin to the rear.

The sales area is divided into front and rear sections, both carpeted and fitted with lighting, electric heaters, and an electric warm air curtain by the front door. The property has been recently redecorated and is presented in excellent condition throughout.

Previously, the unit was home to a thriving artisan chocolate shop, with a strong history of trade.

- Ground floor retail unit
- Prominent location with high footfall
- Popular market town
- Electric heating
- Six year lease
- Commercial EPC rating D
- Rateable Value- £5100

Location:

Situated prominently on the main street in Cockermouth, a bustling market town set within the fringe of the north western Lake District. Cockermouth enjoys a wide variety of local independent shops, cafes and restaurants, as well as local and national chain stores, supermarkets and petrol stations. The town is currently undergoing significant expansion with two large housing estates under construction, and also benefits from excellent road links to Keswick, Penrith, Carlisle and the west coast.



Property Details

Front sales area

a 28 sq metre approx, well presented sales area, with alreg window display frontage

Storage-utility area

an approx 12.5 metre squared storage and utility area, with wc and wash hand basin to the rear

ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage, electric heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & other payments

PFK works with preferred providers for certain letting services. While their prices are competitive, you are under no obligation to use them and may wish to compare alternatives. If you choose to proceed, PFK will receive a referral fee. For example, M & G EPCs Ltd – PFK receive a fee of £35 for an EPC and floorplan, £24 for an EPC only, and £6 for a floorplan only. RentGuarantor Ltd pays PFK 7.5% of the revenue they collect. PFK also receives payments for inventories (£80–£130), tenant referencing (£32), fitting smoke/carbon monoxide alarms (£5), Homebox for utility management (£10.00 per tenant package) and AML checks via Landmark (£8.50–£15.50). All figures include VAT.

Lease Terms

The property is available to let on a new lease at a rent of £6600 per annum exclusive on the basis of a minimum 6-year term. The lease to include a provision for rent review at the end of the 3rd year and will be on effective full repairing and insuring terms



Rateable Value

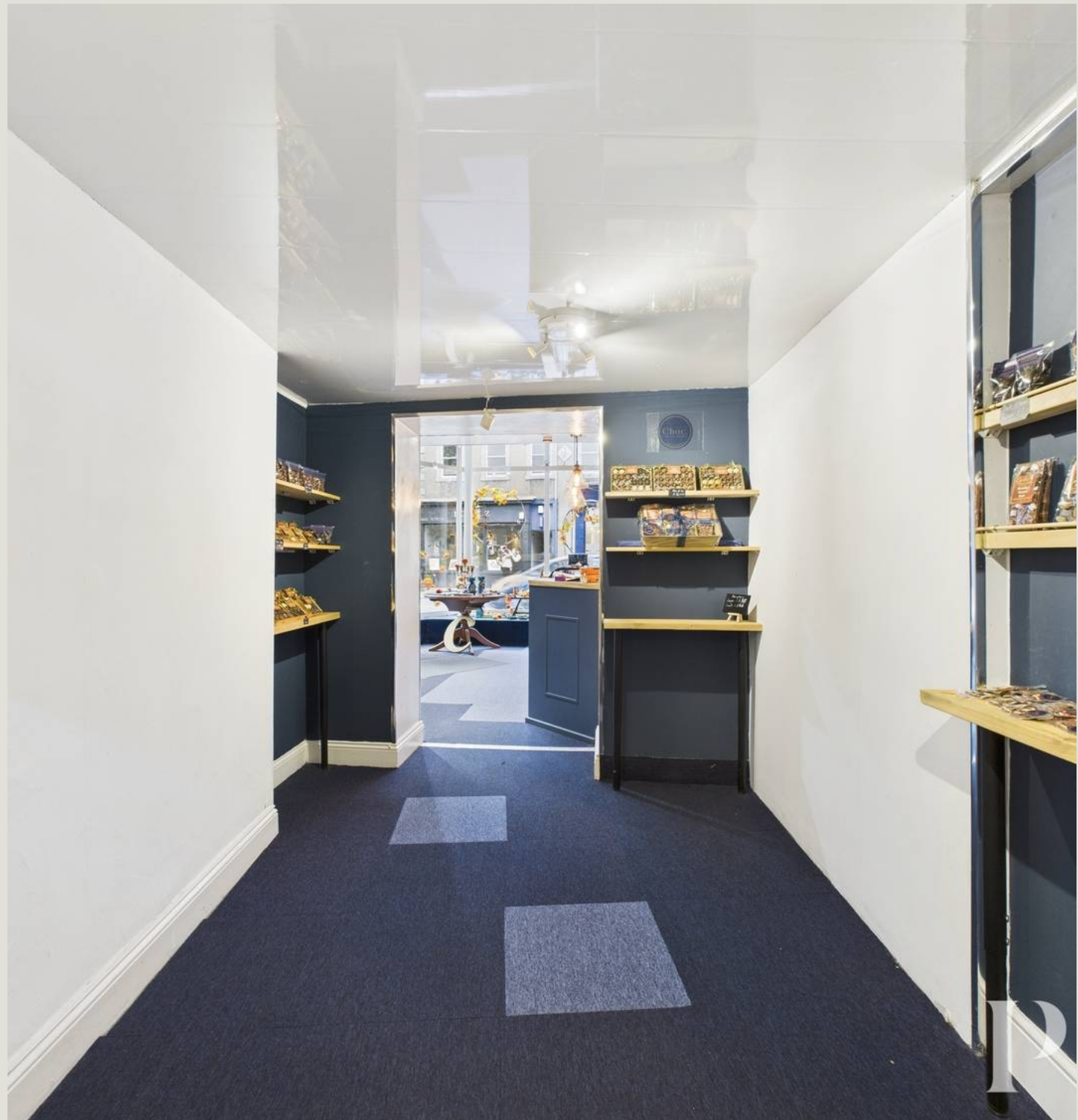
The premises is assessed in the 2017 Rating List at £5,100.
VAT is not payable on the rent.

P.I.D- Estate Agency Act 1979

Please be advised the seller is an associate of PFK.

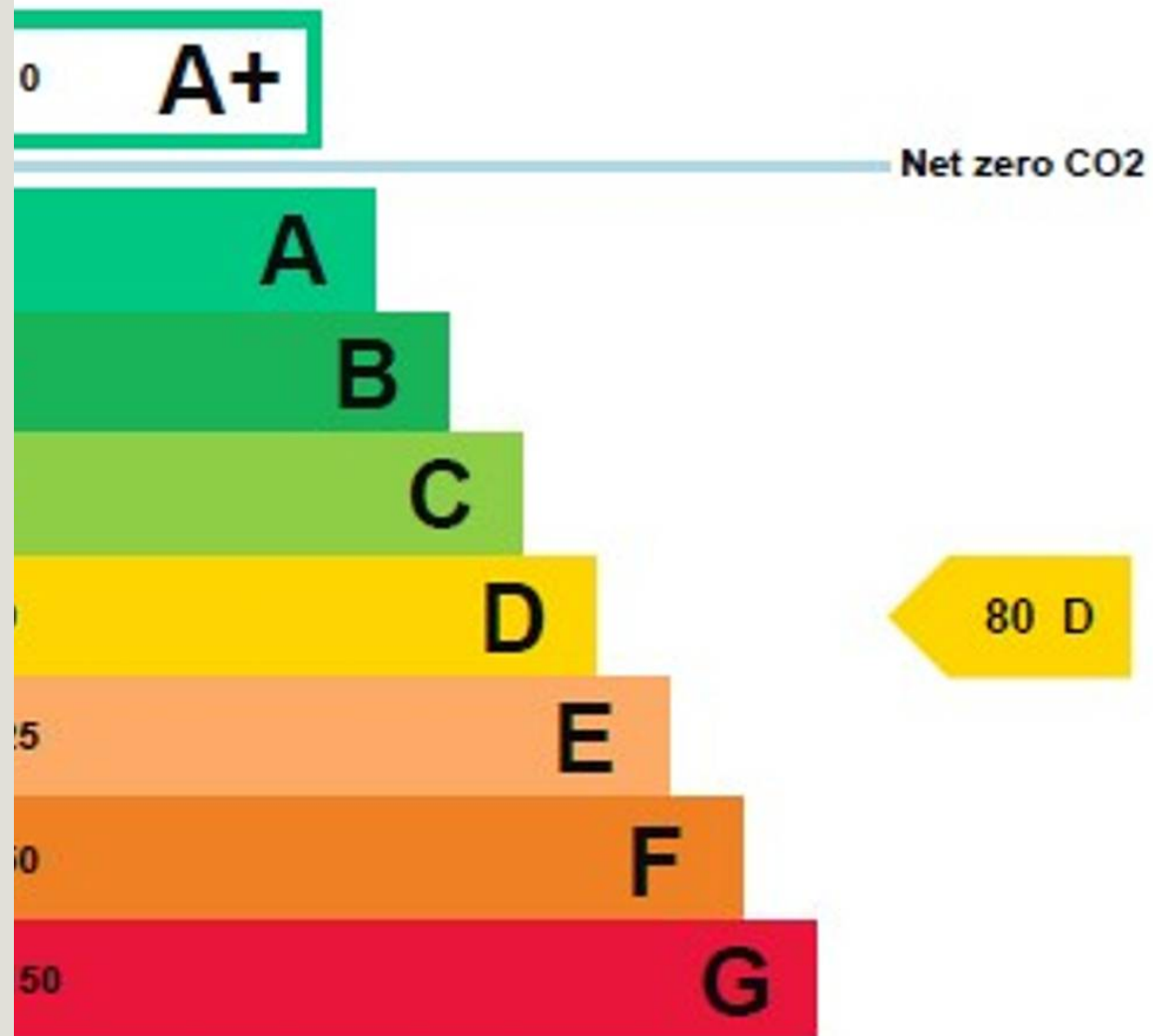
Planning

Prospective tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

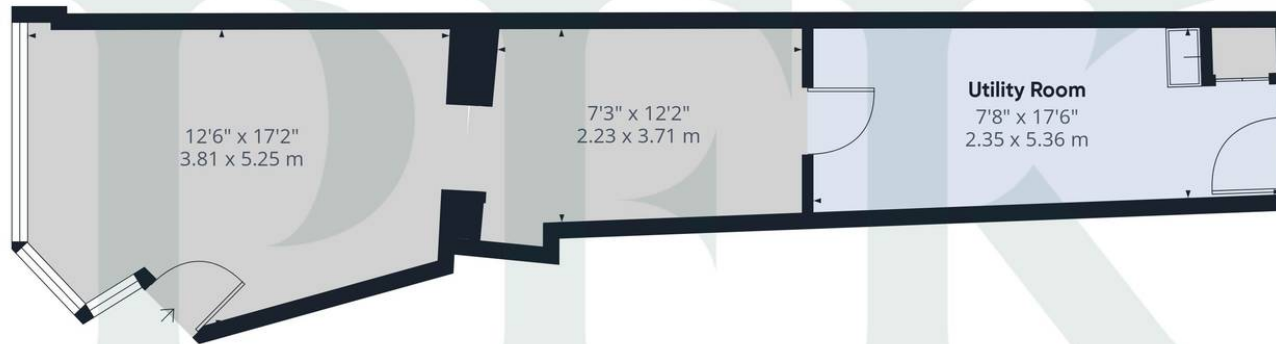


Energy rating and score

property's energy rating is D.



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Approximate total area⁽¹⁾
422 ft²
39.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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