



15b Regent House, Main Street, CA13 9LE
£750 pcm

PFK

15b Regent House, 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 71 sq.m overall, comprising of a large sales area to the front, two storage rooms, and a utility area with kitchen units, sink and separate toilet facilities.

The premises is well presented with carpeting and lights throughout and a good standard of decor, and occupies a high footfall area on the bustling Main Street.

- Ground Floor retail unit
- Prominent location with high footfall
- Popular market town
- Six year lease
- Electric heating
- Commercial EPC rating C
- Rateable Value- £8,700
- Available from 1/11/2025

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.



Room 1

33' 6" x 12' 0" (10.20m x 3.67m)

Room 2

20' 9" x 11' 6" (6.32m x 3.50m)

Utility area

3' 4" x 5' 0" (1.01m x 1.52m)

Room 3

15' 2" x 11' 7" (4.63m x 3.53m)

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 £750 per month/ £9000 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.



Planning

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

P.I.D- Estate Agency Act 1979

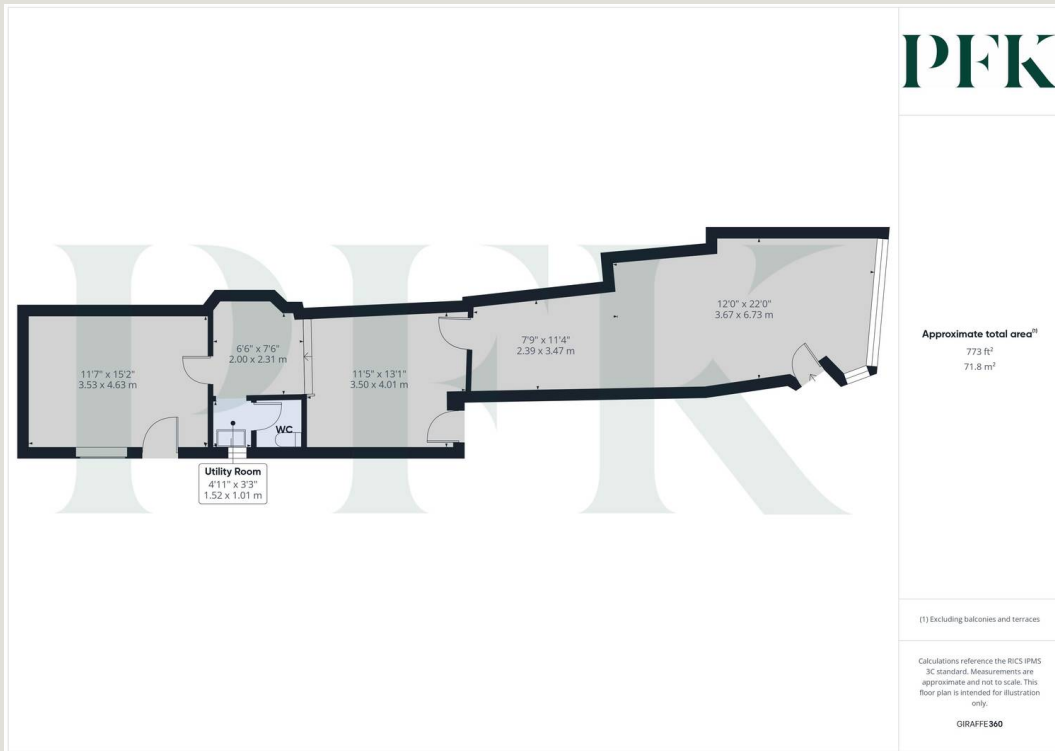
Please be advised the seller is an associate of PFK.

Rateable Value

The premises is assessed in the 2017 Rating List at £8700
VAT is not payable on the rent.

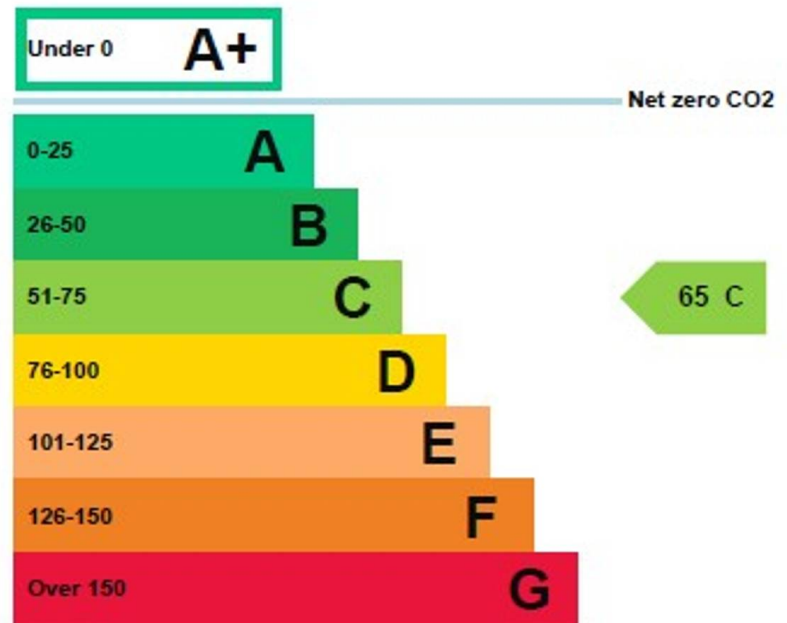






Energy rating and score

This property's energy rating is C.





PFK Estate Agency Cockermouth

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