

## Cockermouth

**£595,000**

1 Main Street, Cockermouth, Cumbria, CA13 9LE

An outstanding freehold investment opportunity from the former HSBC bank building comprising an open plan ground floor providing approximately 1,615 square feet of accommodation with a commercial E use class suitable for a variety of purposes together with four residential apartments within the existing upper floors and three new build apartments within the rear site.

The building is situated in a prime location fronting Main Street and adjacent to the river Cocker within Cockermouth town centre.

Planning consent is approved under reference FUL/2019/0183 for three apartments within the upper floors of the main building and four new build apartments within in the rear site.

### Quick Overview

Outstanding commercial investment and residential development opportunity

Ground floor, upper floors and rear site of the former HSBC bank building

Prime location in Cockermouth town centre beside the river Cocker

Freehold with vacant possession

Planning consent approved for seven apartments three of which are new build

On-site parking spaces

Property Reference: KW0429



Front Elevation



Side Elevation



Ground Floor Former Banking Hall



Ground Floor Former Banking Hall

### Existing Ground Floor Accommodation

Former open plan banking hall providing approximately 1,615 square feet of accommodation.

### Additional Proposed Accommodation

#### Conversion Of Main Building

##### Apartment 1

First floor  
Approximately 87 square metres  
2 bedrooms

##### Apartment 2

First floor  
Approximately 79 square metres  
2 bedrooms

##### Apartment 3

Second floor  
Approximately 109 square metres  
2 bedrooms

##### Apartment 4

Three floors  
Approximately 81 square metres  
1 bedroom

#### New Build On Adjoining Rear Site:

##### Apartment 5

Level 1 and 2  
Approximately 105 square metres  
3 bedrooms

##### Apartment 6

Level 1 and 2  
Approximately 83 square metres  
2 bedrooms

##### Apartment 7

Level 3  
Approximately 79 square metres  
2 bedrooms

#### Services

Mains water, electricity, gas and drainage.

## Planning Consent

Planning consent for the residential development was approved on 18 May 2020 under application reference FUL/2019/0183. A lawful start to the development has been formalised.

## Tenure

Freehold with vacant possession.

## Current Rateable Value

Ground floor £18,500.

Upper floors £4,500.

Currently no rates are payable.

## Viewing

By appointment with Hackney and Leigh's Keswick office.

## Directions

Entering into Cockermouth town centre from Crown Street proceed onto Main Street and the property is situated on the right beside the bridge over the river Cocker.

## What3words

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## Price

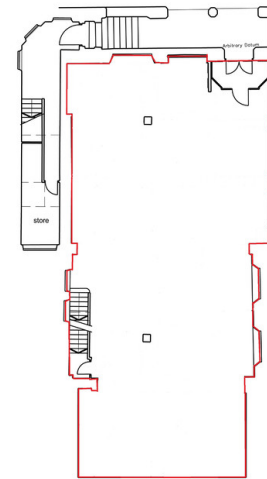
£595,000.

## Anti-Money Laundering Regulations (AML)

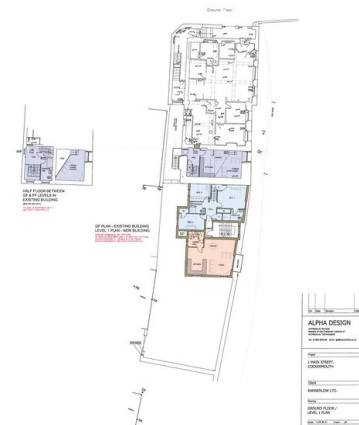
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Car Park



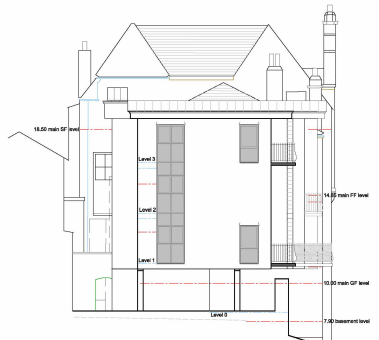
Ground Floor Floorplan



Proposed Floorplan



Proposed Floorplan



Datum Line: 5.00m  
South Elevation



Datum Line: 5.00m  
East Elevation

No.	Date	Revision	Drawn
A	17/07/2019	Issued for approval following meeting with LPA	GB

**ALPHA DESIGN**  
Architectural Services  
Member of the Chartered Institute of Architectural Technologists  
Tel: 01900 829199 email: graham@alphadesign.co.uk

Project:  
1 MAIN STREET,  
COCKERMOUTH

Client:  
RANNERLOW LTD.

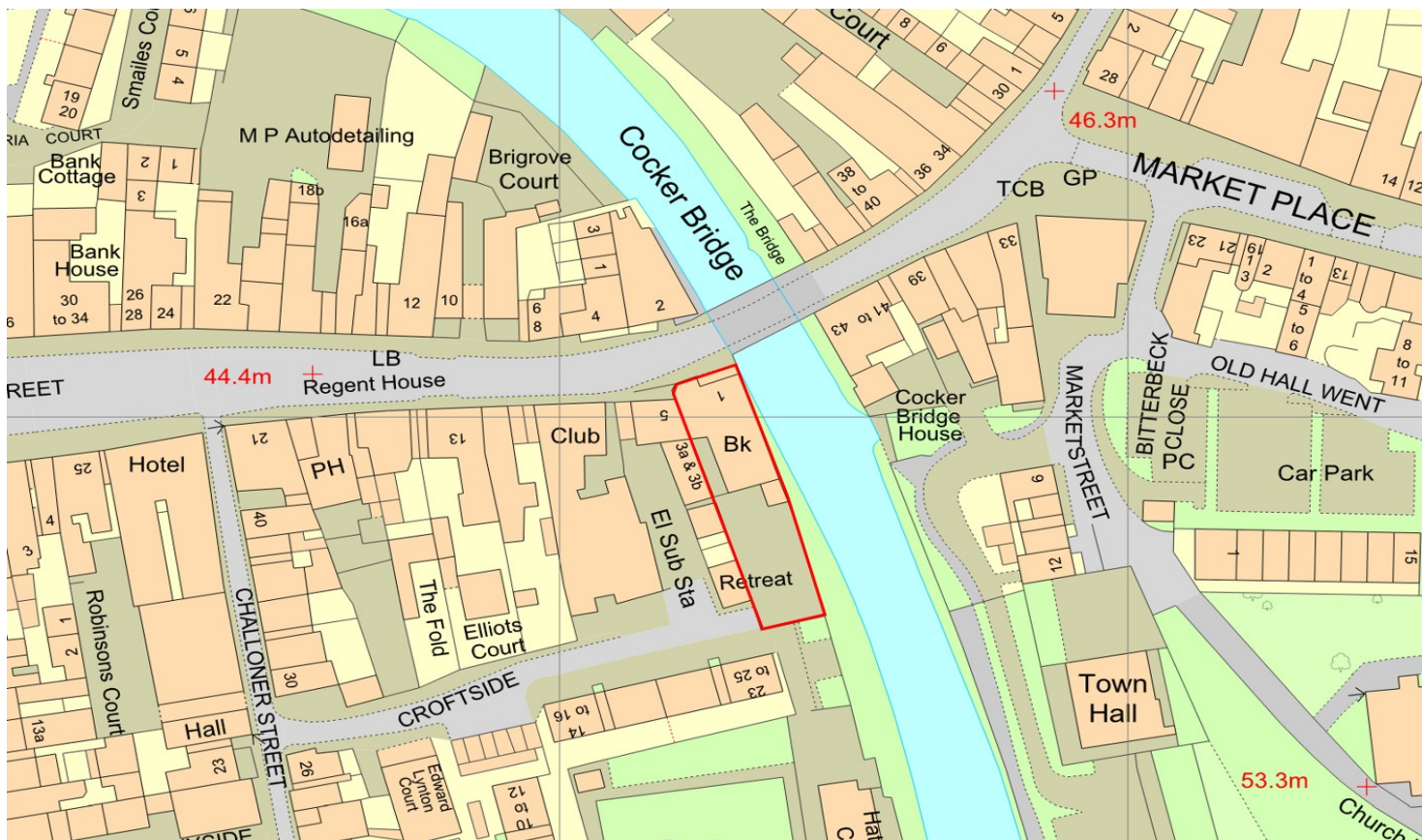
Drawing:  
PROPOSED SOUTH &  
EAST ELEVATIONS

Scale: 1:100 @ A1 Drawn: GB

Checked: Date: 9.ME.2019

Drawing No.  
17/07/913 - 10 a)

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