

**Main Street Frontage**



**SITUATION**

Located at the junction with Challoner Street within the town centre amongst such multiple retailers as **Greggs, Boots, Barclays** and **One-Stop** as well as a host of local traders.

Cockermouth is an attractive Georgian Cumbrian market town situated on the border of the Lake District National Park, being approx. 26 miles south-west of Carlisle and 9 miles east of Workington.

**PROPERTY**

**21 Main Street** – An end of terrace building comprising a **Ground Floor Shop** and separate access to **2 Large Self-Contained 2 Bed Flats** on the first and second floors. In addition, the property includes **1 Parking Space**.

**40 Challoner Street** – An end of terrace 2 Storey Commercial Building which includes a first floor that extends over the ground floor of the rear of 21 Main Street.

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold held on 2 leases:**

1000 years from 27th December 1753 (no ground rent currently demanded)

999 years from 1st October 1754 (no ground rent currently demanded)

**Note 1: There is potential to convert the 2 large flats into 4 smaller flats, subject to obtaining possession and the necessary consents.**

**Note 2: Floor Plans available from the Auctioneers.**

**Note 3: Refer to Auctioneers for the video tours of the flats and 40 Challoner Street.**



**£40,700** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

**Vendor's Solicitors**

Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sarah@keithharveyandcompnay.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (21 Main Street)	<b>Area</b> <b>Approx. 1,275 sq ft<sup>1</sup></b> <b>Plus 1 Parking Space</b>	<b>Church of England Children's Society (Charity having 102 branches) (T/O for Y/E 31.03.23 £43.4m, Pre-Tax Profit £2.6m and Shareholders' Funds £48.2m)</b>	10 years from 24th June 2022 <b>(In occupation since 2012 – renewal of a previous lease)</b>	£18,500	IRI (subject to a Schedule of Condition) plus tenant responsible for external decoration at ground floor level. <b>Rent Review and Tenant's Break 2027.</b>
Flat 1 (First Floor – 21 Main Street)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(Area    Approx. 871 sq ft<sup>2</sup>)</b>	<b>Individual</b>	6 months from 3rd October 2022	£8,100	AST. Holding over. <b>£620 Rent Deposit held.</b>
Flat 2 (Second Floor – 21 Main Street)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <b>(Area    Approx. 1,011 sq ft<sup>2</sup>)</b>	<b>2 Individuals</b>	6 months from 13th October 2022	£8,100	AST. Holding over. <b>£575 Rent Deposit held.</b>
40 Challoner Street	<b>Ground Floor</b> Area    Approx.    535 sq ft <sup>1</sup> <b>First Floor</b> Area    Approx.    952 sq ft <sup>1</sup> 2 WCs  <b>Total Area    Approx. 1,487 sq ft<sup>1</sup></b>	<b>C. Jacks (Offices &amp; Storage)</b>	Licence from 23rd November 2023 to 31st October 2024	£6,000	<b>£500 Rent Deposit held.</b>
				<b>Total: £40,700</b>	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA.

<sup>2</sup>Not inspected by Barnett Ross. Area taken from EPC.

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The Property

