

# COCKERMOUTH CONSERVATIVE CLUB

5A-7 MAIN STREET, COCKERMOUTH, CA13 9LE

FORMER SOCIAL CLUB FOR SALE – OFFERS OVER OF £150,000

savills



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# COCKERMOUTH CONSERVATIVE CLUB 5A-7 MAIN STREET, COCKERMOUTH, CA13 9LE

## HIGHLIGHTS INCLUDE:

- Town Centre Property
- Former Social Club with Function Rooms
- Ground and First Floor Trading Accommodation
- Second Floor Former Living Accommodation
- Self-Contained Office Accommodation to the Rear
- Site extends to approximately 0.17 acres

## LOCATION

The Property is located fronting the B5292 Main Street in the town of Cockermouth, Cumbria. Cockermouth is a market town and civil parish within the Borough of Allerdale. The town is located at the confluence of the River Cocker and the River Derwent, approximately six miles north of the Lake District National Park.

The Property is situated within a commercial area with the B5292 being the main shopping route and street through the town. Surrounding operators are made up of a mixture of both national and local retailers.

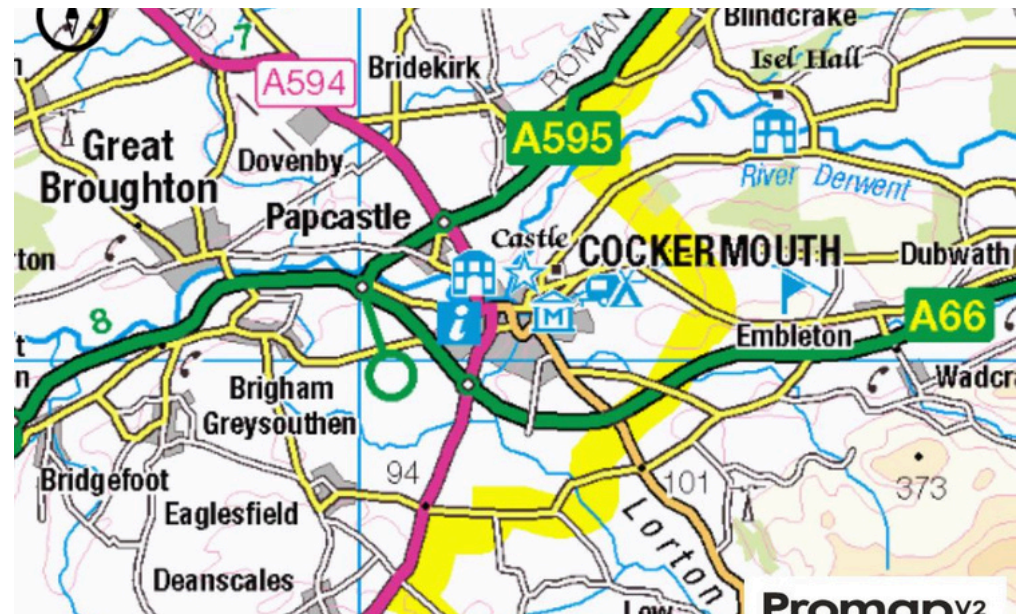
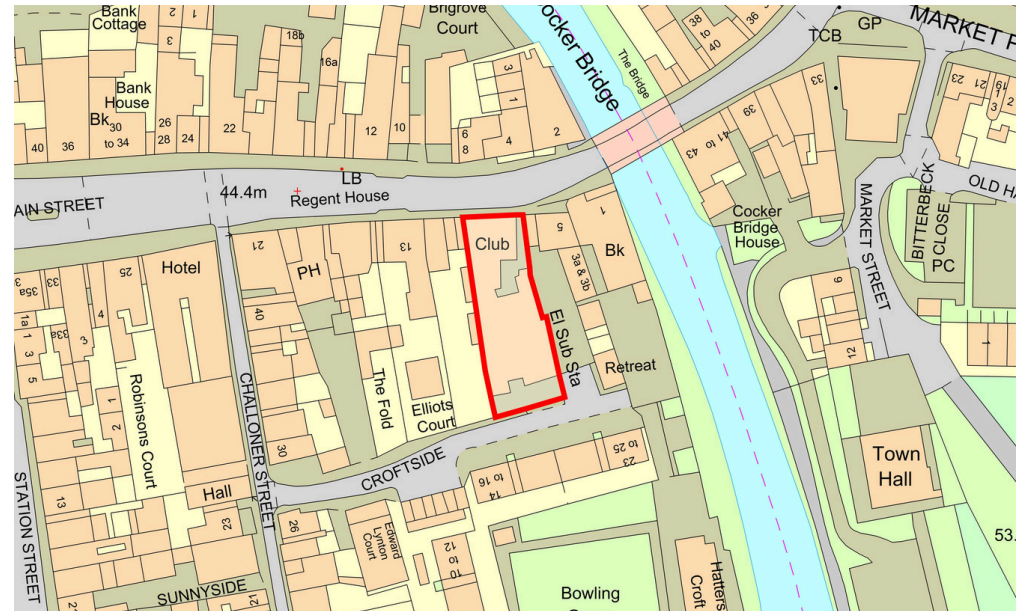
## DESCRIPTION

The Property comprises a three storey, end terraced social club, which was originally constructed as a bank. The elevations are of stone and brick construction, partially rendered, set beneath a multi-pitched, slate covered roof. To the side and rear, there are single storey, flat roof extensions. Over the years, it appears that the Property has previously been extended a number of times.

The Property, addressed as 7 Main Street, provides a former social club with living accommodation to the second floor. 5a Main Street provides self-contained office accommodation to the first floor.

To the rear, there is a smoking shelter and car parking for five vehicles.

Overall, the site extends to 0.17 acres.



# ACCOMMODATION

## Ground Floor:

The entrance from Main Street leads into an entrance hall and reception area. A central staircase from the hall provides the only internal access to the upper floors (with an external fire escape serving all floors) to the side.

To the front of the ground floor, there is a function room with a small stage area and dancefloor. Over split levels, this leads through to a function lounge area and the central bar servery. To the side of the bar servery, there is a members lounge with a larger members bar to the opposite side of the bar servery. To the rear, there is a games room within a single storey extension.

The beer cellar and storerooms are to the ground floor with deliveries to the rear. Additional ancillary areas include customer WC's, stores and an office.

## First Floor:

The first floor provides a second L shaped function room with bar servery and concertina doors to split the space. There is a partially equipped commercial catering kitchen, customer WC's and store room.

## Second Floor:

The second floor provides former living accommodation with three bedrooms, lounge, kitchen, storeroom and bathroom with separate access. The floor has not been used for a number of years.

## External:

To the rear, there is a smoking shelter and car park for five vehicles.

## Office Accommodation:

The self-contained office accommodation is addressed as 5a Main Street with gated access down an alley to the front door on the side of the Property.

A staircase leads up to a reception area with two offices, two meeting rooms, storeroom, domestic kitchen and staff WC. One of the meeting rooms is at a lower first floor level.



## **TENURE**

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The Property is held long leasehold on title number CU156209.

## **GUIDE PRICE**

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Unconditional offers over £150,000 are invited for the benefit of our clients fLeasehold interest. VAT will not be applicable.

## **RATING**

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The subject Property is listed in the 2023 Rating List with a Rateable Value of £10,750 for the Club & Premises and £9,200 for the Offices.

## **PLANNING**

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The Property is not Listed and is located within the Cockermouth Conservation Area.

## **LICENCE**

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The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

## **SERVICES**

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We are verbally advised that all mains services are connected to the Property.

## **FIXTURES AND FITTINGS**

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No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

## **EPC**

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The Club & Premises have an EPC Rating of C-56 with the Offices having a Rating of F-138



## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agents Savills.





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