

# FOR SALE

59.8 Sq M



## THE LINDEN TREE, 65 MAIN STREET, COCKERMOUTH, CA13 9JS

- Leasehold retail business
- Retirement sale
- Prominent location in the centre of Cockermouth
- The business has an improvable turnover and profitability, with an upgrade to its internet sales offer.

DGRE



## 65 MAIN STREET, COCKERMOUTH, CA13 9JS

The business occupies a prominent position on Main Street, Cockermouth. It sells a mixture of jewellery, socks, gifts, cards, scarfs, leather bags, and skincare products. The business has traded from this property for the last 20 years. The business has a basic e-commerce offer which could be dramatically improved.

The turnover for the last 3 years was £235,187 (ye 31/03/2023), £234,100 (ye 31/03/2024), and £218,576 (ye 31/03/2025) with Adjusted Net Profits of £43350 (2023), £35,844 (2024) and £23,454 (2025). The declining Net Profit reflects the owner spending less time working in the business and replacing their hours with staff. The wages can be seen to have been rising accordingly.

If the business were operated by a fully committed two person proprietary team, we would expect wages to dramatically reduce allowing the business to generate an Adjusted Net Profit in the region of £60,000pa.

### Location

Cockermouth is a market town in the Cumberland unitary authority area of Cumbria, England. The name refers to the town's position by the confluence of the River Cocker into the River Derwent. At the 2021 census, the built up area had a population of 8,860. The centre of Cockermouth retains much of its historic character and the renovation of Market Place has been completed, now with an artistic and community focus.

Cockermouth is situated a short distance outside the English Lake District on its north-west fringe. Much of the architectural core of the town remains unchanged since the basic medieval layout was filled in the 18th and 19th centuries. The regenerated market place is now a central historical focus within the town and reflects events from its 800-year history

The nearest motorway is the M6 at junction 40 in Penrith, which is 30 miles (48 km) away via the A66. The nearest stations are at Maryport and Penrith.

### Accommodation

The shop, previously two units, comprises of self-contained ground floor, rectangular in shape, providing two retail areas to the front, raised retail area towards the rear, staff storage area and WC. The building benefits from two access doors to the front elevation, plus rear fire escape door, which can also be used to serve the property for deliveries if needed.

|              | Sq M        | Sq Ft         |
|--------------|-------------|---------------|
| Retail sales | 46.75       | 503.22        |
| Store/office | 9.01        | 97.03         |
| Small store  | 3.02        | 32.51         |
| WC           | 1.02        | 10.98         |
| <b>TOTAL</b> | <b>59.8</b> | <b>643.69</b> |

### Tenure

Leasehold. The Landlord has advised that a new 5 year lease will be available to an incoming tenant.

The business is available at £70,000 for business goodwill and fixtures and fittings, plus stock at purchase

### VAT

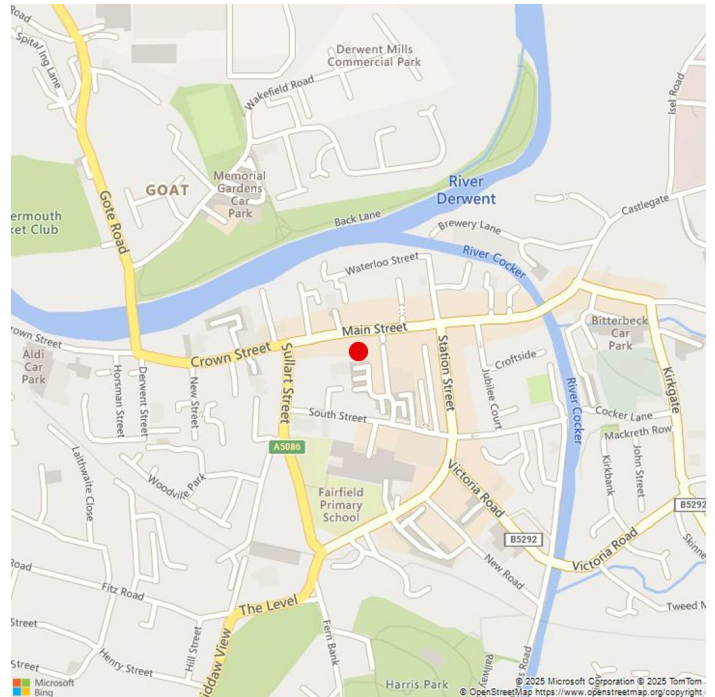
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

### Planning Information

The current use is understood to have permitted use rights

### Services

Understood to be connected to mains water electricity and sewerage. No warranty is given regarding the working order of any appliances or services referred to in these particulars.



### Additional Information

#### Price

£70,000

#### EPC

An EPC has been commissioned and will be available in due course.

#### Viewing

Strictly by appointment through DGRE.

**Niall Deas**  
ndeas@dgre.uk