

7470/BB

## EGREMONT

25 MAIN STREET  
CA22 2DR

**TO LET/  
FOR SALE**

**\*\*RESTAURANT\*\*  
AND AIR BNB BUSINESS**

**\*\*100% BUSINESS RATES RELIEF\*\*  
\*\*NO VAT PAYABLE\*\***

### LOCATION

Egremont is an historic West Cumbrian market town, situated approximately 5 miles south of Whitehaven and 5 miles north of the Sellafield nuclear facility, the county's largest employer.

The property itself is situated on Main Street, within the town centre. Disc zone pull in/pull out car parking is immediately available outside the building as well as car parking to the rear.

### DESCRIPTION

A mid terraced restaurant and Airbnb property, suitable for re-opening or conversion to alternative commercial and residential uses throughout.

The ground floor has been fully renovated and provides an open plan rectangular restaurant with integral bar. The floor area provides space for approximately 50 covers. Access to a basement area for storage is provided. To the rear of the restaurant, a large walk in freezer room has been created. In addition a large open plan commercial kitchen with full extraction system and cooking and washing appliances are fitted. Two WCs are accessible off the corridor.

Externally the building sits on a long rectangular plot. The extensive rear space is suitable for an external garden, bicycle storage, car parking or other uses.

The upper floors currently provide 3 no. self contacted Airbnb units. These areas could continue to be used for Airbnb or converted to other forms of residential, subject to planning.

### ACCOMMODATION

Ground Floor	128.07 sq m	(1,379 sq ft)
First Floor	65.66 sq m	( 706 sq ft)
Second Floor	26.78 sq m	( 288 sq ft)



### SERVICES

We understand mains gas, electricity, water and drainage are connected.

### ENERGY PERFORMANCE CERTIFICATE

An EPC for the property has been commissioned and will be made available shortly.

### RATING ASSESSMENT

The Valuation Office Agency website describes the property as Public House and premises with a 2023/24 List Rateable Value of £7,700. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

**\*\* 100% BUSINESS RATES RELIEF ATTAINABLE \*\***

### SALE PRICE

Offers in the region of **£225,000** are invited for the sale of the freehold building and business with vacant possession.

### RENT

Alternatively, the building, including restaurant and the Airbnb business is available To Rent on a term of years to be agreed at an asking rent of **£30,000 p.a.**

### COSTS

Each party will bear their own legal costs associated with the transaction.

### VAT

We understand the property is not elected for VAT and VAT **WILL NOT** be payable on the sale price.

### VIEWINGS

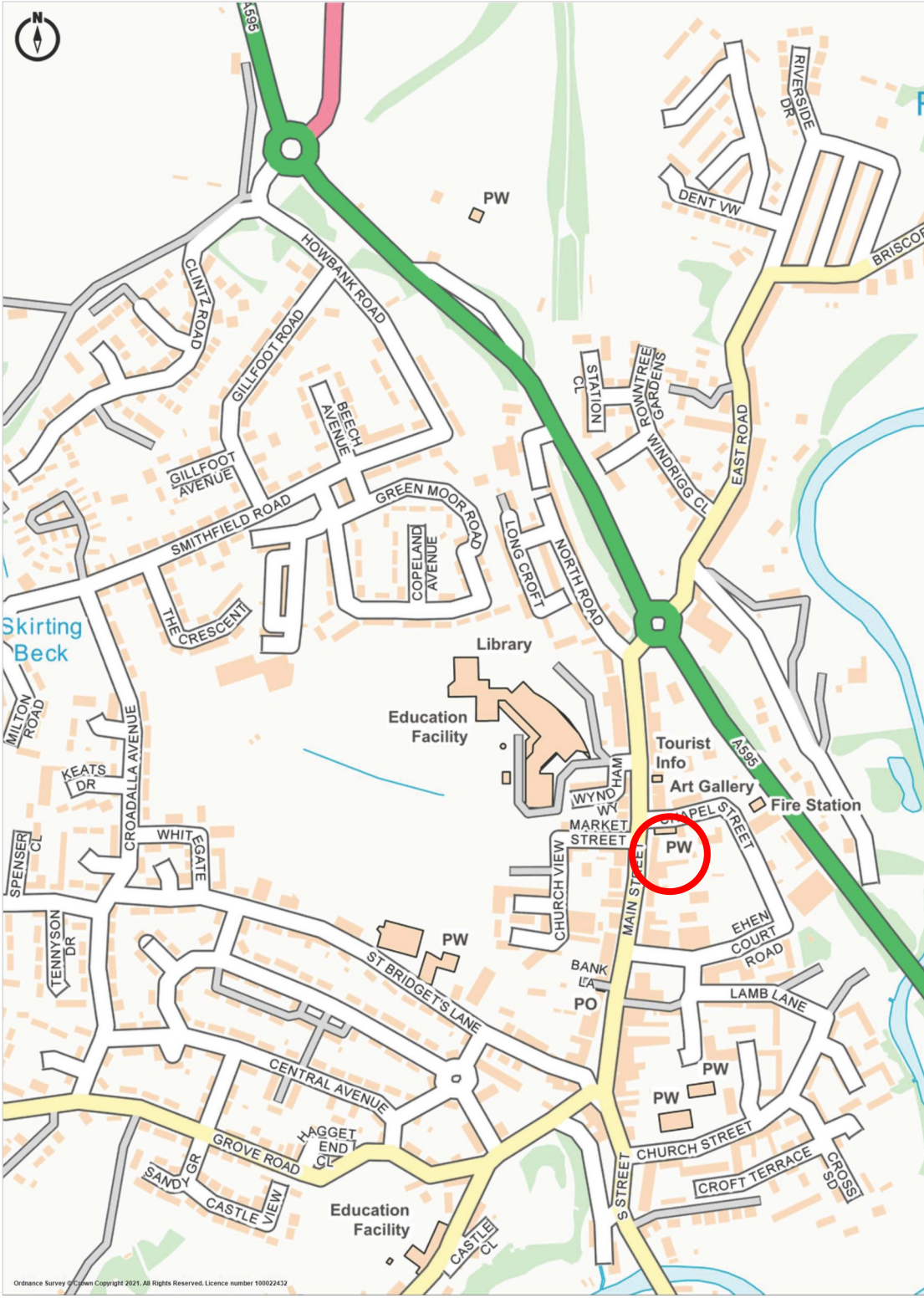
Strictly by appointment with the joint agent, Carigiet Cowen. For further information, please contact:

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Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

**Details amended:** April 2025

# Carigiet Cowen



**Promap**  
 LANDMARK INFORMATION

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 Plotted Scale - 1:6500. Paper Size - A4

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