

7484/BB

EGREMONT

63/64 MAIN STREET
& LAND

FOR SALE
OFFERS INVITED

****NO VAT PAYABLE****

****REDEVELOPMENT OPPORTUNITY****

****TOWN CENTRE LOCATION****

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 available along the street. The location is shown circled red overleaf. The area For Sale is shaded pink, yellow and green. Please note The Coral property is not included.

DESCRIPTION

An end of terraced three story building under a pitched slate roof covering. The building has not been in use for many years and requires full refurbishment or potentially demolition.

The land on which the property sits is shown overleaf. At present, the total area is a portion over two title numbers, plus an area of unregistered land, which is in the process of being registered by the owner and their solicitor.

Interested parties are recommended to speak with the local authority to determine their intended end use and any planning consent for the building.

SERVICES

We understand mains gas, electricity, water and drainage are connected. However these will be required to be reconnected, upon purchase.



RATING ASSESMENT

There is currently no 2023 Rateable Value assessment figure for the property. A reassessment will potentially be required.

SALE PRICE

Offers Invited for the sale of the freehold building as is with vacant possession. This property will be sold as is now.

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, or Gridsdales. For further information, please contact:

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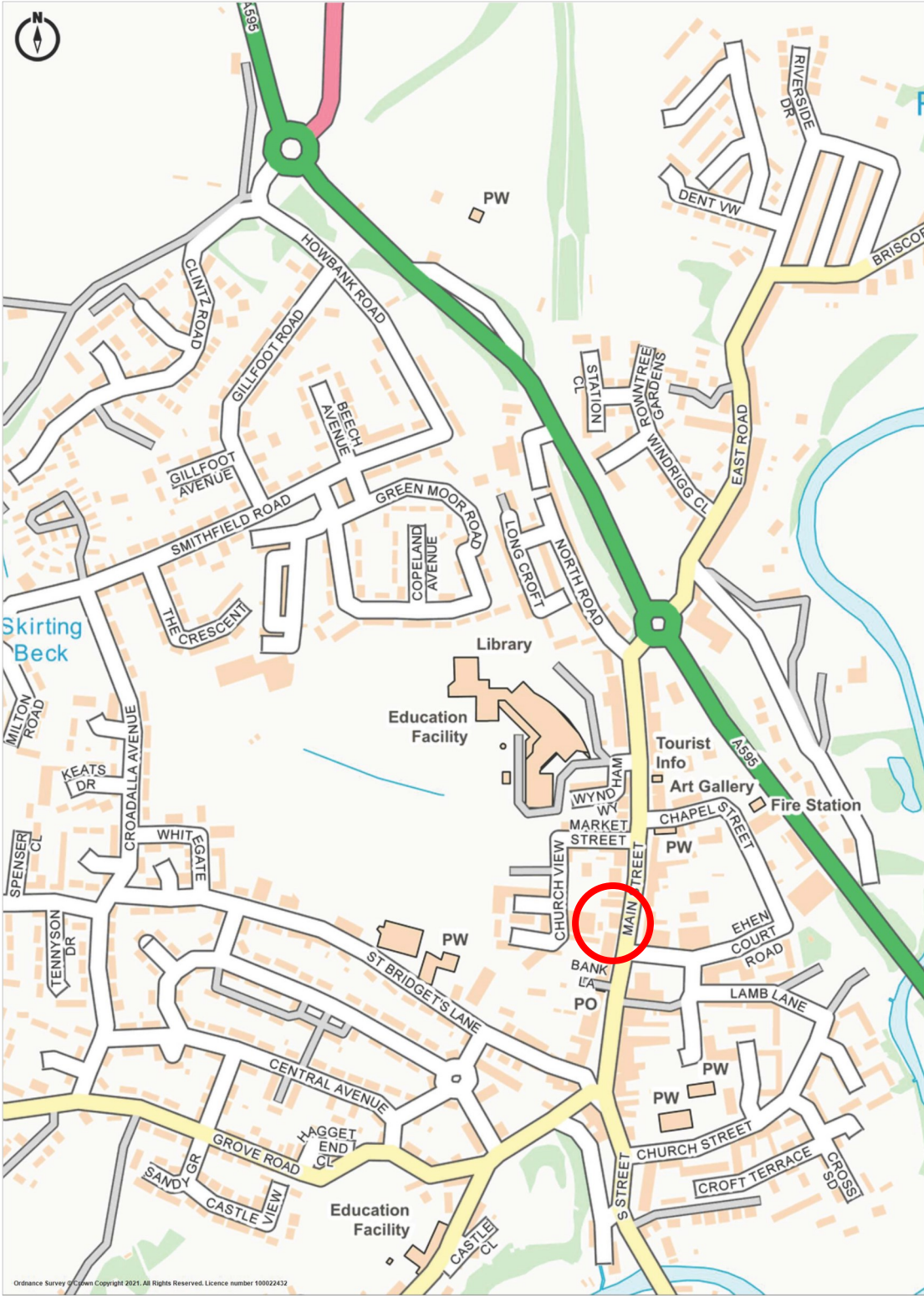
Amelia Harrison | Tel: 01228 544733

Email: aharrison@carigietcowen.co.uk

Details amended

May 2024

Carigiet Cowen



Promap
 LANDMARK INFORMATION

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 Plotted Scale - 1:6500. Paper Size - A4

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