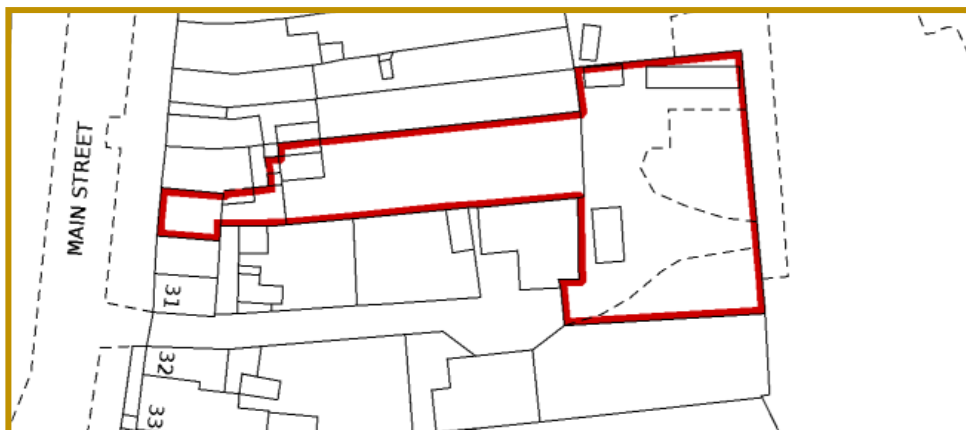


7538/BB

EGREMONT

29 MAIN STREET, CA22 2DR

FOR SALE



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. Two of the main commercial centres for West Cumbria, Whitehaven and Workington are situated to the north.

29 Main Street benefits from a prominent roadside frontage position to Main Street and sits close to the popular Fraser's Fish and Chip shop, Heron Foods and lies opposite Boots. Disc zone pull in/pull out car parking is available along Main Street. In addition, given the extent of the site runs all the way to the large Cumberland Council car park on Chapel Street, it also benefits from wide frontage and dedicated private access to the car park.

The Title Plan CU255285 associated with the freehold is attached overleaf for identification purposes only, showing the access points and extent of the boundary.

DESCRIPTION

To the front, a two-story mid terraced building with peddle dash render, under a pitched slate roof. Internally, the unit was operating as a butchery shop and provides a rectangular shaped layout. The remaining ground floor provides a kitchen area, and the first floor is a self contained flat with access from the kitchen area, providing two bedrooms, living room, bathroom and dining area. There are also additional cold stores, general stores/workshops and a garage to the rear. The built accommodation has been operated as a family owned butchers for many years and is suitable for a variety of commercial uses.

Additionally there is a potential redevelopment opportunity to the eastern end of the site. The ability to erect a building onto that part of the site and benefit from the accessibility from the car park and still also have dedicated car parking to the existing building, if the site is configured correctly. At this stage, no outline planning permission has been obtained, and interested parties are encouraged to speak directly with Cumberland Council.

ACCOMMODATION

Ground Floor - Shop/Kitchen	66.65 sq m	(717 sq ft)
First Floor - Flat	43.35 sq m	(467 sq ft)
External Cold Store	6.00 sq m	(65 sq ft)
External Stores	90.53 sq m	(975 sq ft)
Rear Garage	41.25 sq m	(444 sq ft)

SERVICES

We understand mains water and electricity are connected to the premises.

RATING VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £11,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

***** 100% BUSINESS RATES RELIEF WOULD BE ATTAINABLE FOR QUALIFYING OCCUPIERS *****

SALE PRICE

The property is available to purchase on a freehold basis with vacant possession at a sale price of **£225,000**.

VAT

We are advised that the property is currently not VAT elected, and therefore VAT is not payable on the sale price.

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

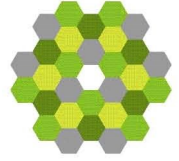
1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

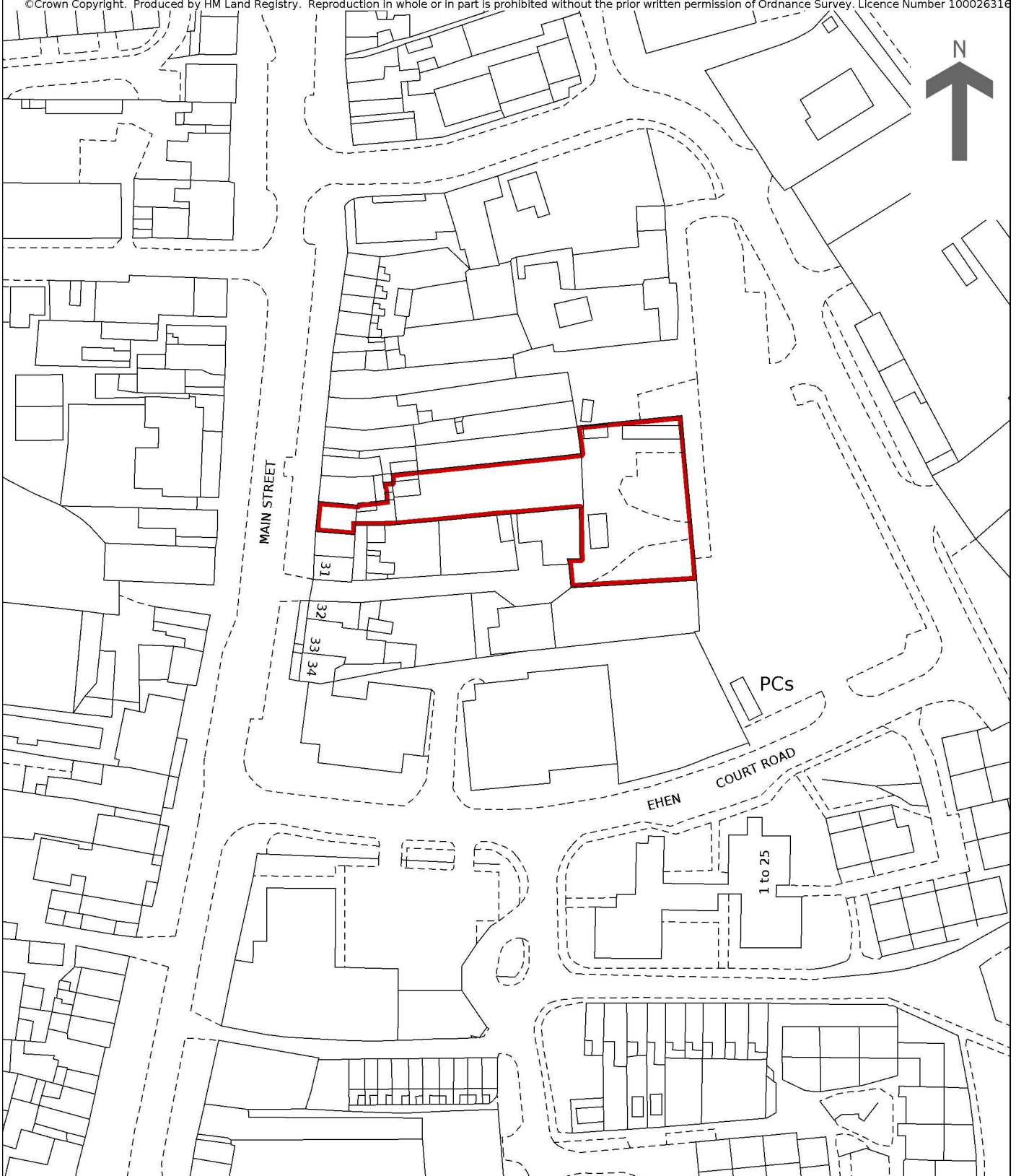
3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

HM Land Registry Current title plan

Title number **CU255285**
Ordnance Survey map reference **NY0110NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cumberland**



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ENERGY PERFORMANCE CERTIFICATE

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

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information contact:-

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Details prepared
May 2024