

Retail Shop/ Office



**89 MAIN STREET
EGREMONT
CUMBRIA CA22 2DJ**

FOR SALE
PRICE GUIDE: £60,000

- Ground floor lock-up shop/ office
- Sales area 48.40 sqm (521 sqft) plus kitchen and WC
- Suit a range of possible uses
- Good location in main town centre shopping street
- West Cumbrian market town

Ref: MA1292

Flusco House, Flusco
PENRITH
CUMBRIA CA11 0JA

tel: 017684 83498

email: info@merecommercial.co.uk



Location

Egremont is a market town situated in West Cumbria on the fringe of the Lake District National Park with a population of around 8,000. It lies just off the A595 about 6 miles south of Whitehaven, 3 miles from the lovely coastal village of St Bees and 6 miles from the Sellafield complex. The property holds a prominent position within the main street in the town centre.

Description

A ground floor commercial unit with front display window suitable for use as an office or retail shop.

Accommodation & Floor Areas

	<i>sqm</i>	<i>sqft</i>
Office /Retail Area	48.40	521
Kitchen	11.60	125
WC		

All references to areas and dimensions are deemed to be approximate.

Services

We are advised that mains water, electricity, gas and drainage are connected to the property. It has gas fired central heating. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Tenure

We are advised the property will be sold with vacant possession on a 999-year lease at a peppercorn rent. The upper floors of the building are flats which have been sold off on long leases.

Rates

Description in list:	Shop & Premises
Rateable Value:	£3,550

The property qualifies for 100% small business rates relief.

Fixtures & Fittings

Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

Planning

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

Energy Performance Certificate

This property's current energy rating is B. A copy of the EPC is available on our website.

Vat & Stamp Duty

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Finance

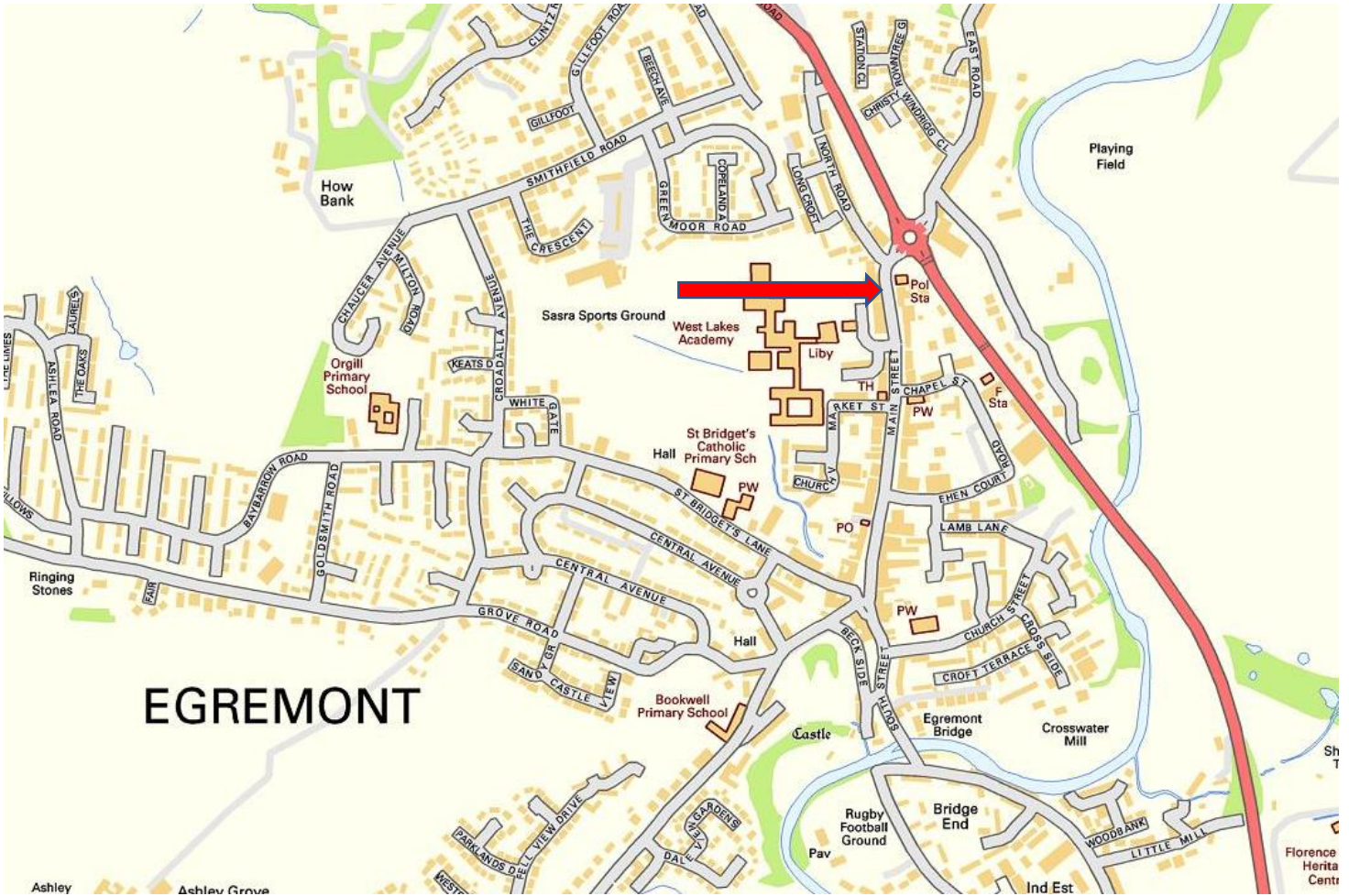
If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

Money Laundering Legislation

Estate Agents are obliged to obtain evidence of identity and proof of address of buyers to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 17/03/2022





Reproduced from the Ordnance Survey Map with the sanction of the Controller of H M S O. Licence No. LAN1001450. Not to Scale. For Identification purposes only. Date: 10/08/23

Mere Commercial Ltd for themselves and for the vendors/ landlords of this property whose agents they give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employ of Mere Commercial Ltd has any authority to make or give any representation or warranty in relation to this property; all statements contained in these particulars are given without responsibility on the part of Mere Commercial Ltd and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

Registered Office: 104, Scotland Rd, Penrith, Cumbria, CA11 7NR. Registered Number 9396267 England.
Regulated by RICS