

7484/BB

EGREMONT

63/64 MAIN STREET
& LAND

FOR SALE

****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 in the region of **£100,000** are 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 Grisdales. For further information, please contact:

Ben Blain | Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

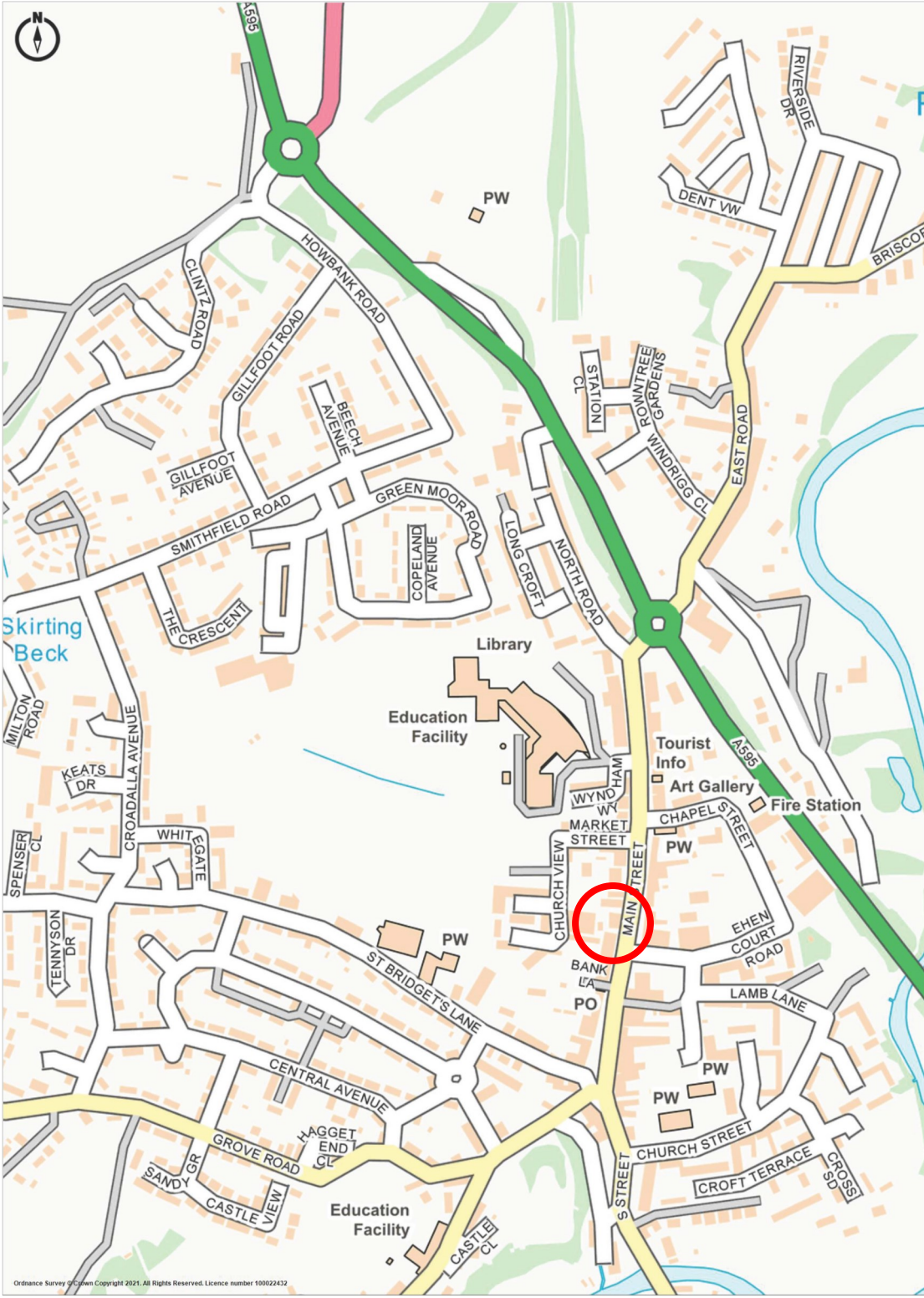
Amelia Harrison | Tel: 01228 544733

Email: aharrison@carigietcowen.co.uk

Details prepared:

March 2024

Carigiet Cowen



Promap
 LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2021. All Rights Reserved.
 Licence number 100022432
 Plotted Scale - 1:6500. Paper Size - A4

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.

