

7417/BB

EGREMONT

50, 51 & 52 MAIN STREET
CA22 2AB

TO LET

* TOWN CENTRE UNIT *

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.

DESCRIPTION

A quadruple fronted, ground floor retail unit suitable for a variety of uses. Internally, the property comprises a large open plan space with kitchen and WCs to the rear area. The property has previously been used as a convenience store. Two access doors provide an ability to load / unload at the rear.

ACCOMMODATION

Ground Floor Sales	165.87 sq m	(1,785 sq ft)
Stores	47.14 sq m	(507 sq ft)
WC		

SERVICES

We understand mains gas, electricity (3 phase), water and drainage are connected.

ENERGY PERFORMANCE CERTIFICATE

The property known as 50/52 Main Street has an Energy Performance Asset Rating of C-64.



RATING ASSESSMENT

The Valuation Office Agency website describes the property as two separate assessments currently as follows:-

50 Main Street - Shop and Premises: RV £12,250

51/52 Main Street - Post Office & Premises: RV £9,200

The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

An amalgamation and new RV will be required on lease completion.

TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent of **£17,750 per annum exclusive**.

COSTS

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

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

VIEWINGS

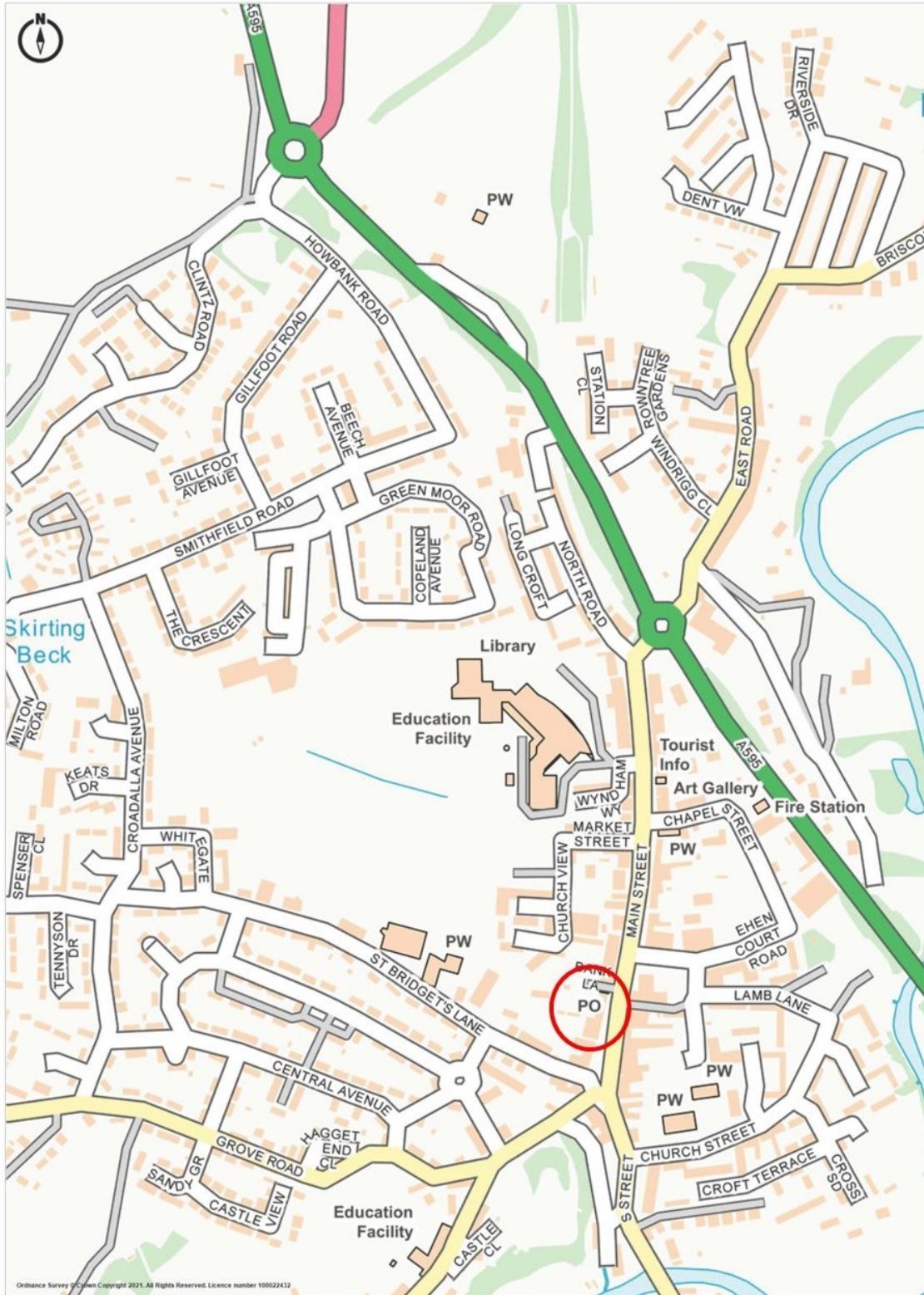
Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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Details prepared:

November 2023



Promap
 LANDMARK INFORMATION

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 Plotted Scale - 1:6500, Paper Size - A4

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