

FOR SALE

Carigiet
Cowen

29 MAIN STREET, EGREMONT CA22 2DR



PROMINENT ROADSIDE FRONTAGE

Sale Price: £225,000

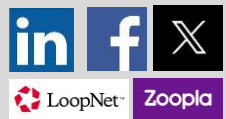
* NO VAT PAYABLE *

* REDEVELOPMENT OPPORTUNITY *



01228 544733

www.carigietcowen.co.uk

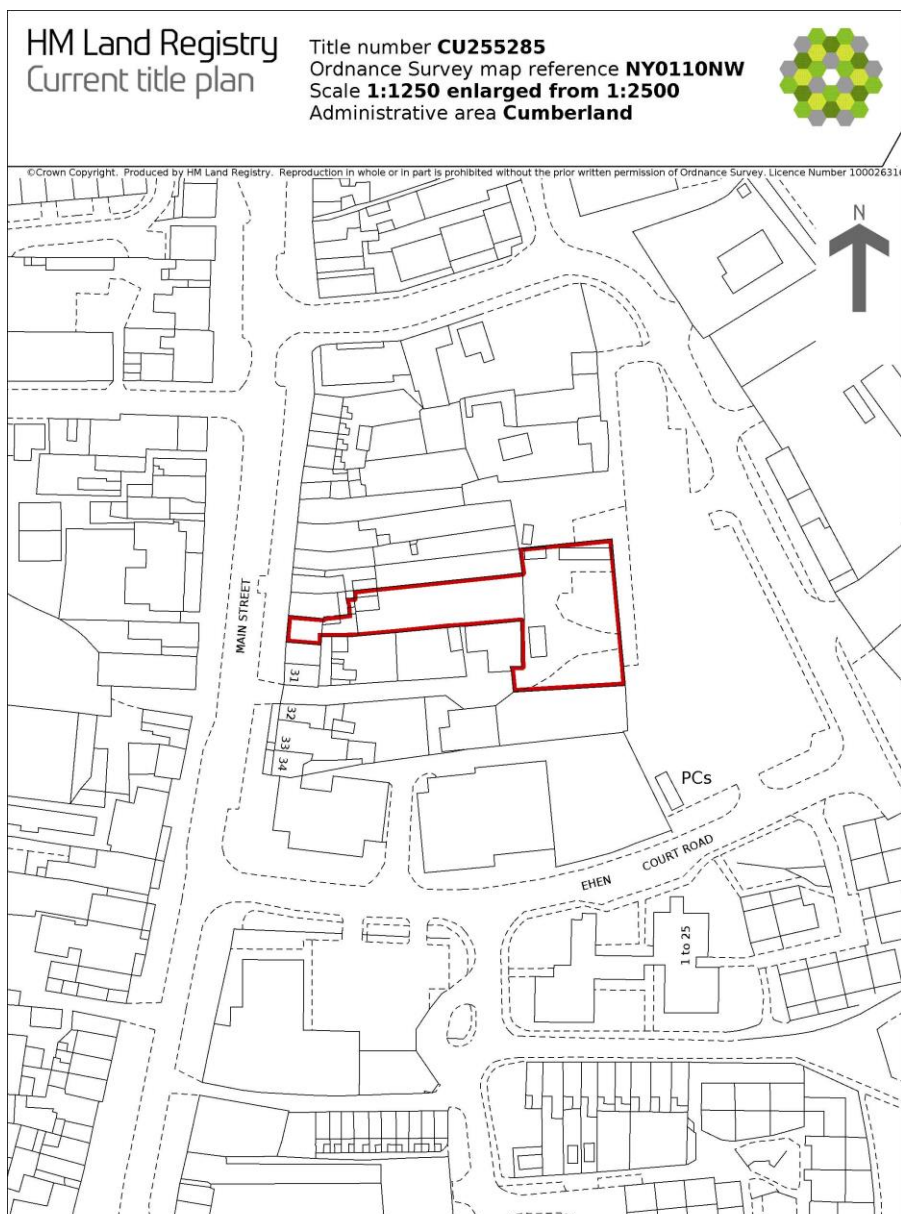


LOCATION

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 below 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 provided 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 at the eastern end of the site. The ability to erect a building on that part of the site and benefit from the accessibility from the car park, and still have dedicated car parking for 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

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



SERVICES

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

RATEABLE 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 2025/2026 rate year is 49.9p in the £.

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

ENERGY PERFORMANCE CERTIFICATE

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

SALE PRICE

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

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

No VAT is payable on the sale price.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Amended: July 2025

7538/BB

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 or 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;
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