

3701/CS

## EGREMONT

31 MAIN STREET

GROUND FLOOR COMMERCIAL  
PREMISES

## TO LET



### LOCATION

The property is situated in Egremont town centre fronting Main Street close to the town's supermarkets and other amenities.

For purposes of identification the situation of the premises is shown edged red on the attached plan extract.

### ACCOMMODATION/AREAS

This building was reconstructed in 2008, provides modern accommodation suitable for office or other uses (subject to planning). The accommodation is largely open plan with good display window.

#### Main Office

Internal width 5.90 m x 10.13 m (19' 6" x 33')

Area 49.95 sq m (538 sq ft)

Disabled WC and shower

### SERVICES

Mains gas, water, electricity and a connection to the public sewer are laid on to the property.

### LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of 3 years or longer by negotiation,

### RENT

The initial rental will be **£5,000 pa** exclusive of VAT.

### RATING

The Valuation Office Agency website specifies that the current (2010) List Rateable Value is £3,200.

The national non-domestic rate in the £ for the current (2010/2011) rate year is 41.4p. Applicants are advised to check this with the local rating authority, telephone 0845 054 8600.

### COSTS

The ingoing tenant will be responsible for all legal costs incurred in the transaction.

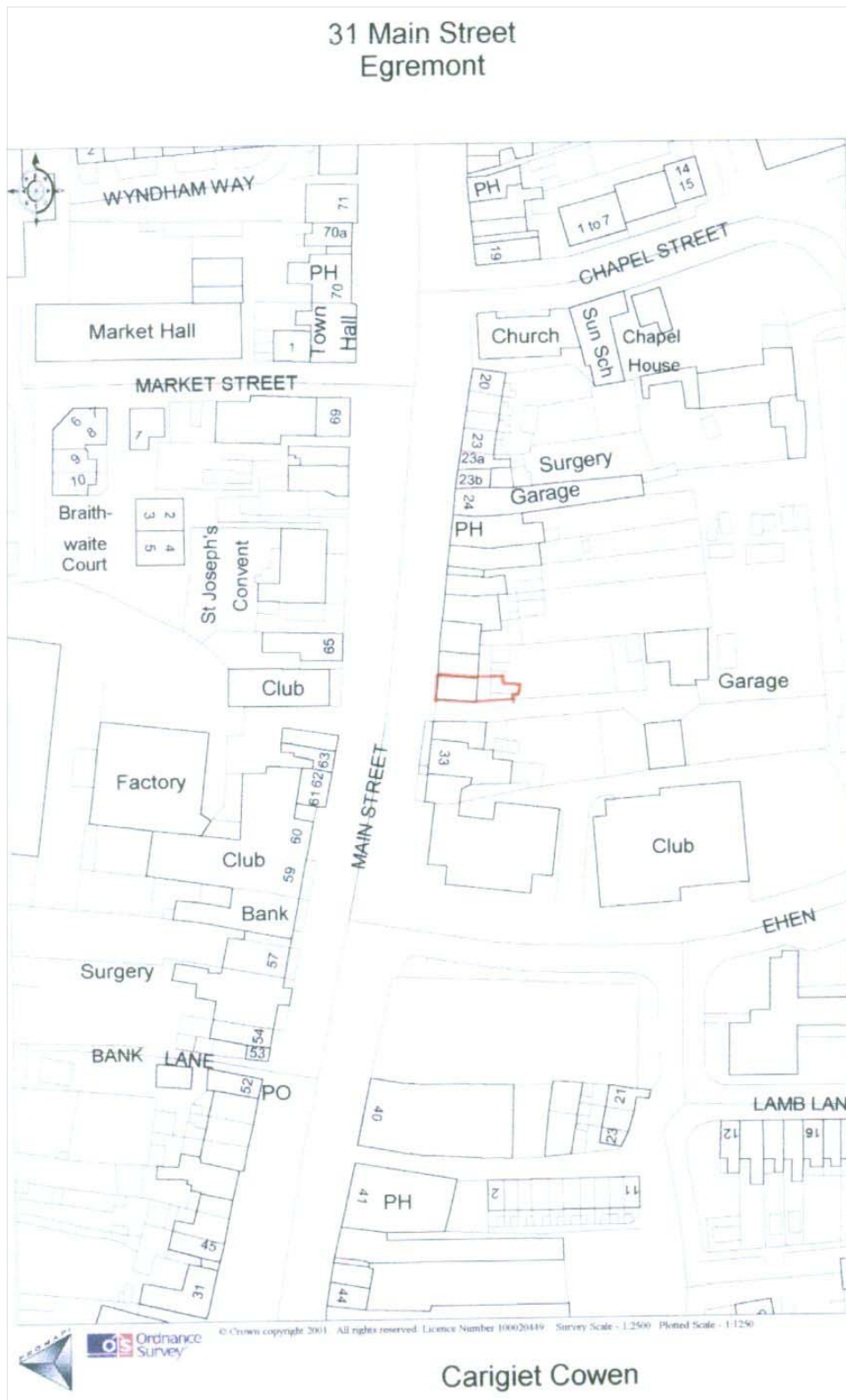
### VIEWINGS

Strictly by appointment with the sole agents, Carigiet Cowen. Telephone 01228 544733.

### Details amended

April 2010





Messrs Carigiet Cowen 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 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;

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