

FOR SALE/TO LET

Carigiet
Cowen

25 MAIN STREET, EGREMONT CA22 2DR



RESTAURANT AND AIRBNB BUSINESS

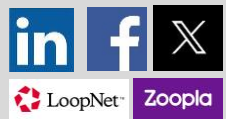
* 100% BUSINESS RATES RELIEF *

* NO VAT PAYABLE *



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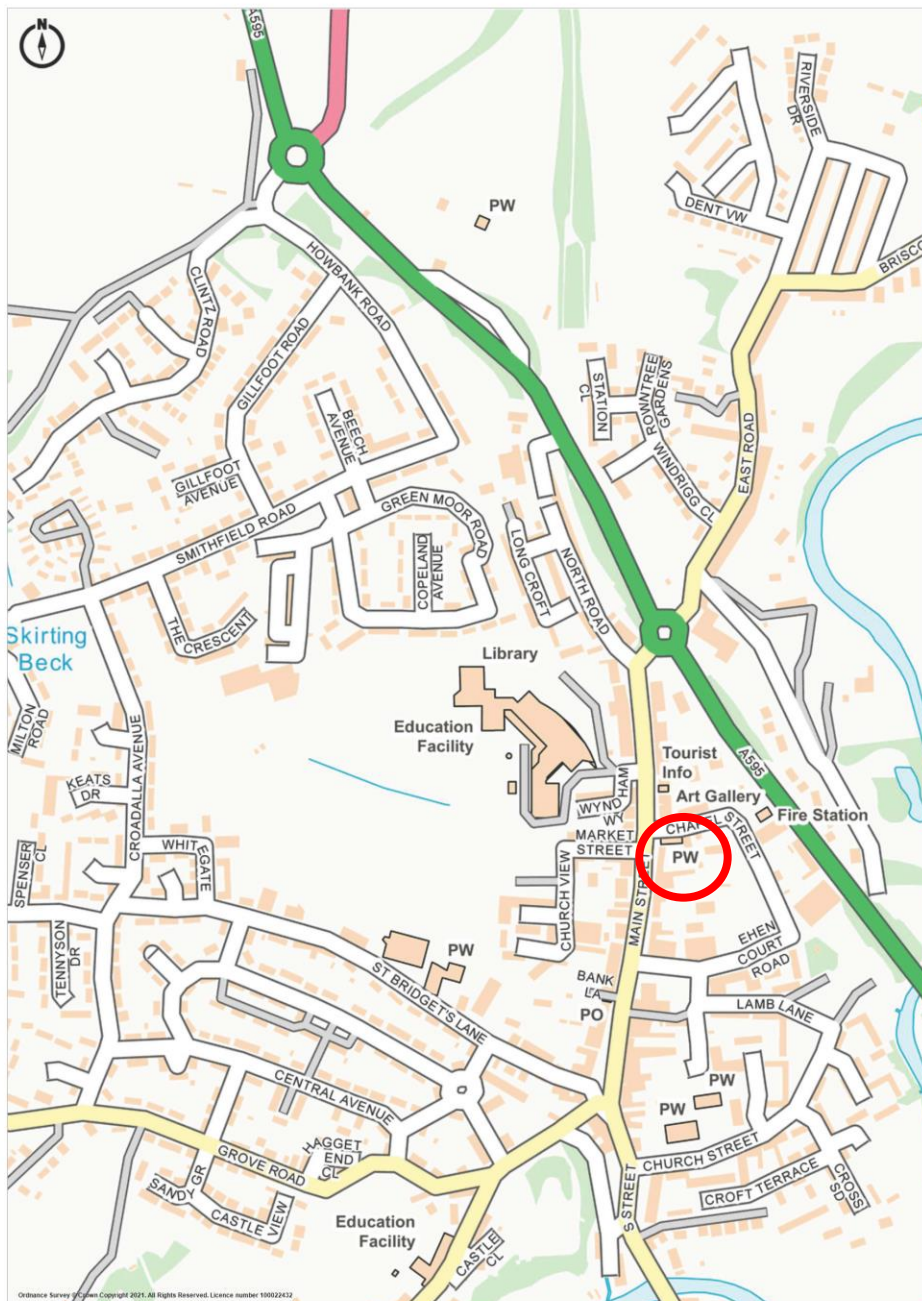
www.carigietcowen.co.uk



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.

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 as well as car parking to the rear.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:6500. Paper Size - A4

DESCRIPTION

A mid terraced restaurant and Airbnb property, suitable for re-opening or conversion to alternative commercial and residential uses throughout.

The ground floor has been fully renovated and provides an open plan rectangular restaurant with integral bar. The floor area provides space for approximately 50 covers. Access to a basement area for storage is provided. To the rear of the restaurant, a large walk in freezer room has been created. In addition a large open plan commercial kitchen with full extraction system and cooking and washing appliances are fitted. Two WCs are accessible off the corridor.

Externally the building sits on a long rectangular plot. The extensive rear space is suitable for an external garden, bicycle storage, car parking or other uses.

The upper floors currently provide 3 no. self contacted Airbnb units. These areas could continue to be used for Airbnb or converted to other forms of residential, subject to planning.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	128.07	1,379
First Floor	65.66	706
Second Floor	26.78	288



SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Public House and Premises with a 2023 List Rateable Value of £7,700. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

** 100% BUSINESS RATES RELIEF ATTAINABLE **

ENERGY PERFORMANCE CERTIFICATE

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

SALE PRICE

Offers in the region of **£225,000** are invited for the sale of the freehold building and business with vacant possession.

RENT

Alternatively, the building, including restaurant and the Airbnb business, is available To Rent on a term of years to be agreed at an asking rent of **£30,000 per annum**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the rent.

VIEWINGS

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

Ben Blain

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