

EGREMONT
1A MAIN STREET, CA22 2DJ
**FREEHOLD INVESTMENT
FOR SALE**



***** RESIDENTIAL AND COMMERCIAL USES *****

***** LOCATED CLOSE TO PROPOSED NEW ALDI SUPERMARKET *****

***** OPPORTUNITY FOR INVESTMENT / OWNER OCCUPATION *****

***** CURRENT GROSS RENTAL INCOME £26,000 PER ANNUM *****

LOCATION

Egremont is positioned towards the west coast in the county of Cumbria, approximately 6 miles south of Whitehaven and conveniently positioned approximately 5 miles north of the Sellafield nuclear plant facility, one of the largest employers for the county.

Egremont town centre is largely made up of small-scale retail operators, plus some national representation through the likes of Betfred, Greggs, Heron Foods and Co-Op. In addition, there are a large number of private independent retailers for various caf  s, sandwich bars and barber shops.

The town draws on it's proximity to Sellafield, which sees many contractors basing themselves close to Egremont and the surrounding area midweek.

DESCRIPTION

1a Main Street is a three storey mid terraced building of traditional block construction with a painted pebbledash finish, under a pitched tiled roof. The building has been owner operated by KF Kitchens as a showroom and workshop premises with residential above. Disc zone parking is available to the front.

Internally the ground floor comprises an open plan sales area with office to the rear. There is a detached rectangular shaped workshop with parking space and self contained access to the four let and income producing residential bedsits inclusive of their own WCs and kitchens, arranged over the two upper floors. The commercial parts are suitable for further owner occupation or being let off as investments.

At present, the four residential bedsits are let individually and generate a rental income of   26,000 per annum. The rental income on the building could be increased, subject to letting out the rear workshop and showroom.

ACCOMMODATION

Ground Floor	60.07 sq m	(647 sq ft)
Workshop	37.83 sq m	(407 sq ft)
First Floor	3 Bedsits (not measured due to occupation)	
Second Floor	1 Bedsit (not measured due to occupation)	

SERVICES

We understand mains water, electricity (3-phase) and drainage are connected. There are individual meters for each flat, shop and workshop.

RATEABLE VALUE

The Valuation Office Agency website describes the ground floor of the property as Shop and premises with a 2023 List Rateable Value of   6,500. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the   . ***100% BUSINESS RATES RELIEF IS ATTAINABLE ***

COUNCIL TAX

The residential accommodation has the following Council Tax information:

- Flat 1 - Council Tax band A
- Flat 2 - Council Tax band A
- Flat 3 - Council Tax band A
- Flat 4 - Council Tax band A

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SALE PRICE

FOR SALE with a sale price of **£265,000** for the freehold investment.

ENERGY PERFORMANCE CERTIFICATE

The property currently has the following Energy Performance Asset Ratings:

Unit 1a Main Street (Ground Floor Commercial Unit): B-45

Flat 1: E-53

Flat 2: D-56

Flat 3: E-47

Flat 4: G-9

VAT

We are advised that the property is not VAT elected, and therefore VAT is not payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For more information contact:-

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Details prepared:

May 2025



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