

6701/MB

## TO LET

3-5 Greenmoor Road  
Egremont  
CA22 2PZ

**Ground Floor Lockup**  
**Ideal for Nursery or Community Uses**  
**1,299 SQ FT (120.71 SQ M)**

### 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 in a residential area to the north of Egremont town centre, accessible via Howbank Road & Smithfield Road from the Egremont Bypass (A595).

### DESCRIPTION

Double fronted, ground floor retail lockup unit benefiting from D1 planning (now replaced by use class E(f)). Internally, the property comprises a large open plan space with kitchen and WCs. The property has previously been used as a children's nursery but would suit a variety of community based or retail type uses (other than hot food takeaway) subject to any necessary planning approvals.

Externally to the front of the property is a large paved forecourt area which could be converted for use as parking or outdoor play area, subject to obtaining any necessary planning consents.

### ACCOMMODATION

Ground Floor NIA      120.71 sq m      (1,299 sq ft)

### SERVICES

We understand mains gas, electric, water and drainage are connected. Services have not been tested and prospective tenants should rely on their own investigations.



### RATING ASSESSMENT

The Valuation Office Agency website describes the property as Day Nursery and Premises with a 2017 List Rateable Value of £8,500. The draft 2023 List Rateable Value confirmed by the Valuation Office Agency is £9,900. The National Non-Domestic Rate in the £ for the current 2022/2023 rate year is 49.9p.

**\*\* ELIGIBLE BUSINESSES WILL BENEFIT FROM 100% SMALL BUSINESS RATE RELIEF I.E. NO RATES PAYABLE \*\***

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Asset Rating of D-84.

### TERMS

The property is available immediately on a new internal repairing and insuring lease for a term of years to be agreed at a rent of **£150 per week, payable monthly in advance.**

### COSTS

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

### VAT

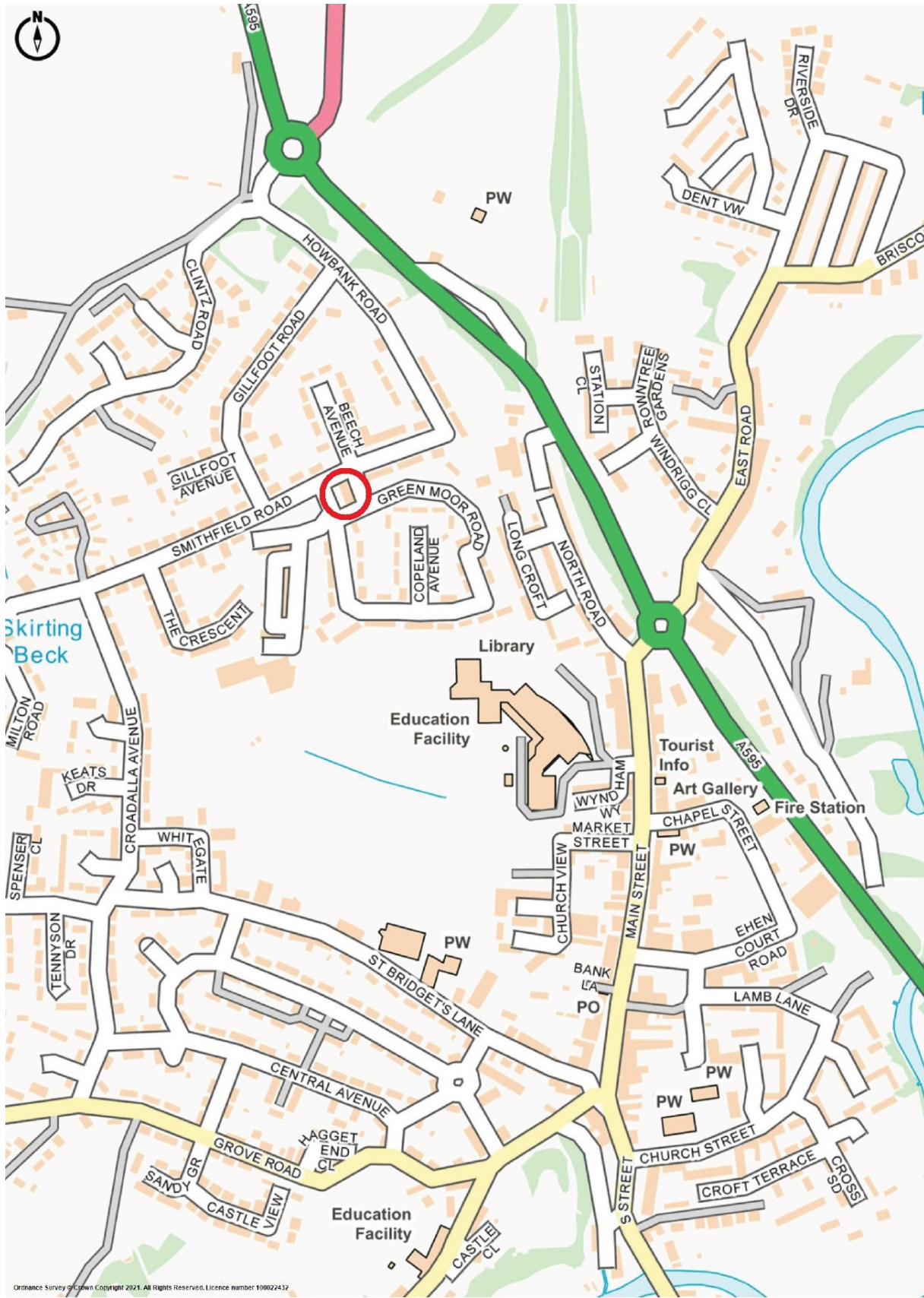
The property is registered for VAT and VAT will be charged on rent and other outgoings.

### VIEWINGS

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

Mike Beales | Tel: 01228 544733

Email: [mbeales@carigietcowen.co.uk](mailto:mbeales@carigietcowen.co.uk)



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