

7102/BB

## MARYPORT

49 SENHOUSE STREET

## FOR SALE

**\*\* 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPEIRS \*\***

**\*\* SUITABLE FOR OWNER OCCUPATION / INVESTMENT \*\***



### LOCATION

Maryport, with a population of approximately 11,000, is a West Cumbria coastal town situated on the A596 trunk road. The town of Workington is situated approximately 6 miles south, and the City of Carlisle, is situated approximately 28 miles northeast.

The subject property is located on the western end of Senhouse Street, the towns main retail patch and nearby occupiers include Greggs, Ladbrokes and a range of local retailers.

### DESCRIPTION

A two storey mid-terraced property of masonry construction, under a pitched slate roof.

Internally, the ground floor is a fitted out retail space with kitchen, WC and staff ancillary space to the rear. The upper floors provide previously used residential accommodation in need of refurbishment with a kitchen, bathroom, lounge, bedroom and attic area.

### ACCOMMODATION

Ground Floor	47.19 sq m	508 sq ft
First Floor	40.49 sq m	436 sq ft
Attic	11.78 sq m	127 sq ft

**Total**                    **99.46 sq m   1,071 sq ft**

### SERVICES

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

### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £2,475. The small business non-domestic multiplier for the 2023/2024 rate year is 49.9p in the £.

### SALE PRICE

Offers in the region of £80,000 for the freehold with vacant possession.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-92.

### COSTS

Each party will bear their own legal costs incurred.

### VAT

We understand VAT is not payable.

### VIEWINGS

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

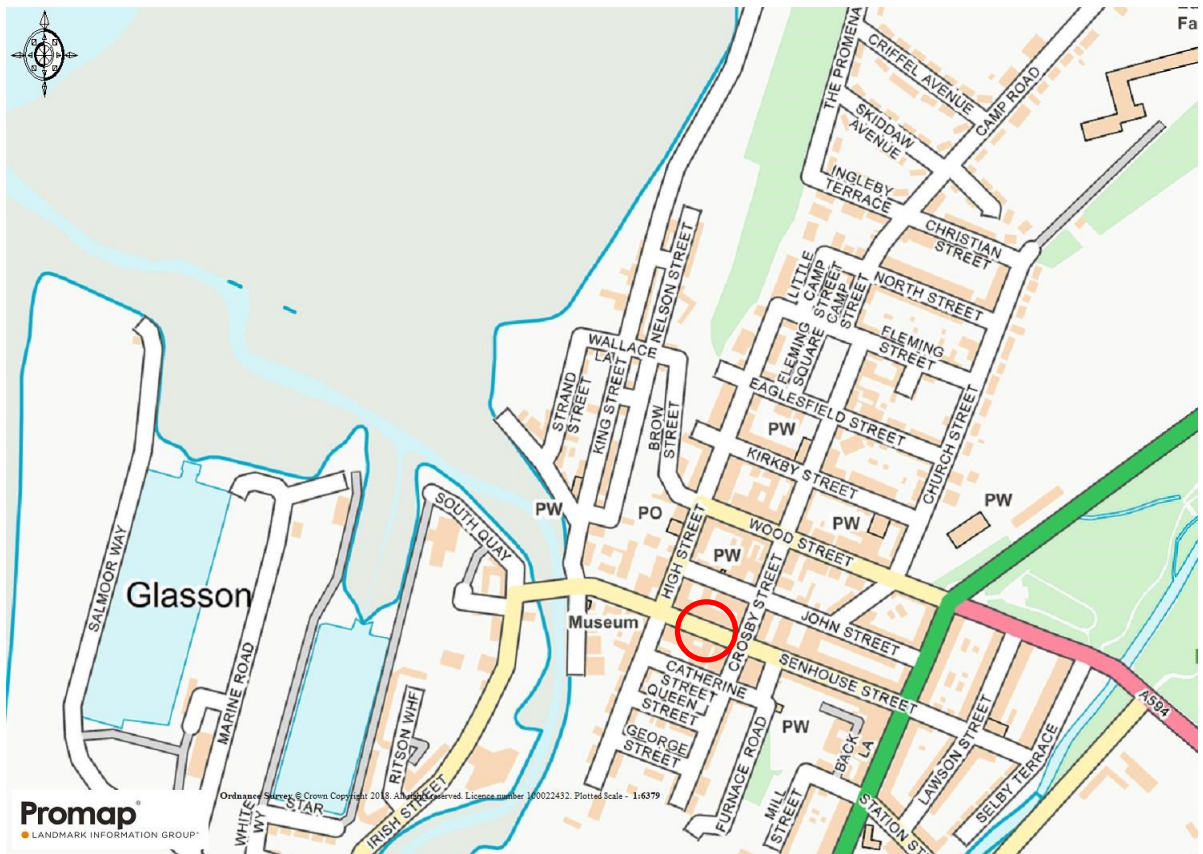
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### Details Amended

August 2023

# Carigiet Cowen



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