

7446/BB

## EGREMONT

HORSE & GROOM COURT  
MARKET PLACE  
CA22 2AE

## FOR SALE

**\*\*\* SUITABLE FOR \*\*\*  
VARIOUS USES**

### 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, one of the county's largest employers.

The property itself is situated just off Main Street, within the town centre, and is located behind the Bupa Dental Surgery. Disc zone pull in/pull out car parking is available to the front of the building and dedicated car parking for approximately 4 vehicles to the rear.

### DESCRIPTION

A two storey former bunkhouse building, currently comprising three rooms upstairs, with a room downstairs and a kitchen. The property could be suitable for residential use, salon uses or offices.

### ACCOMMODATION

Ground Floor	51.38 sq m	(553 sq ft)
First Floor	48.59 sq m	(523 sq ft)

### SERVICES

We understand mains gas, electricity, water and drainage are connected. A new boiler was installed recently.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-66.



### RATING ASSESSMENT

The building forms part of a larger assessment. Interested parties should contact the local authority for further information.

### SALE PRICE

Offers in the region of **£90,000** are invited for the freehold investment with vacant possession.

### COSTS

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

### VAT

The property not registered for VAT.

### VIEWINGS

Strictly by appointment with the joint agents, Carigiet Cowen and Grisedale's Estate Agents.

For further information, please contact:

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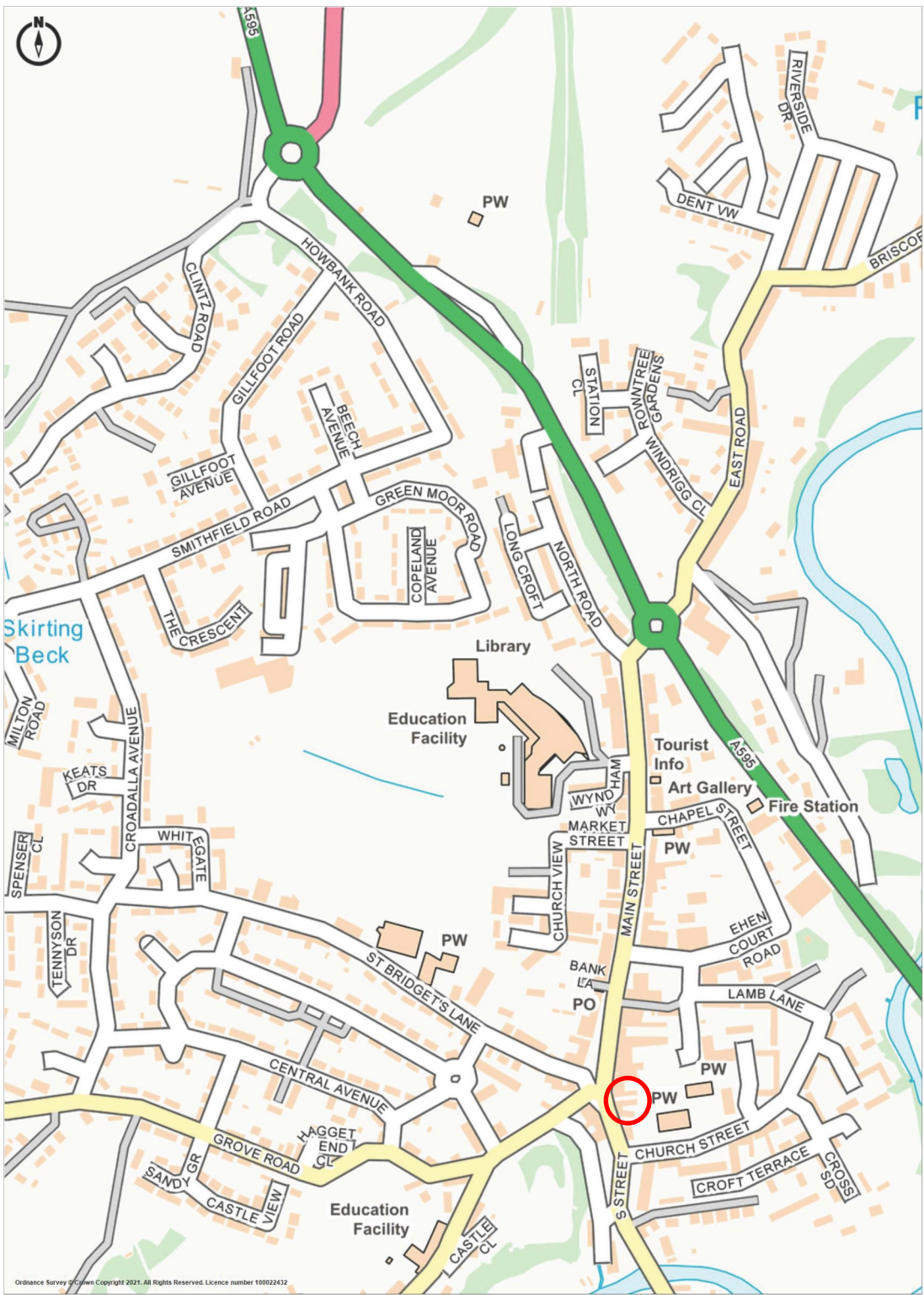
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### Details prepared:

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**Promap**  
 LANDMARK INFORMATION

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