



Main Street | | Egremont | CA22 2DJ

Guide Price £285,000



david britton
ESTATES

Key features

- Fantastic Income Potential
- Double fronted shop with office
- Double Fronted Shop With Office
- Four self-contained apartments with tenants in situ
- Four self contained flats with sitting tenants and separate entrance
- Outdoor WC
- High Yield Investment Opportunity
- Storage/workshop
- Enclosed yard
- Off road parking

Description

Conveniently located on the Main Street within the bustling market town of Egremont is a fantastic opportunity to acquire this double fronted commercial premises! This exciting investment opportunity comprises; a main commercial premises, which includes a shop front and office with three-phase power, as well as four self-contained apartments. Externally, there is access to a storage/workshop area, an outside WC, and an enclosed courtyard.

Each apartment currently has a tenant in situ, which means there would be immediate income for a new owner from day one. The apartments are accessed privately, separately from the shop, and bring an annual income of approximately £17,420 per annum.

The property would provide a great return on investment, with a potential yield of approximately 8.64%.

Egremont itself is a small market town, famous for its annual Crab Fair, and boasting an array of local amenities. The town has excellent access to the A595 and is situated 5.7 miles from the popular harbour town of Whitehaven.

Viewings are highly recommended to appreciate all that this wonderful property has to offer!


Viewings strictly by appointment only

Directions





Floor plans

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
Penrith
Cumbria
CA11 9GR
01768881111
Sales@brittonestates.co.uk
www.brittonestates.co.uk