



# GRISDALES

PROPERTY SERVICES



**25 Main Street, Egremont, CA22 2DR**

**£225,000**

**\*\*FREEHOLD RESTAURANT AND AIR BNB BUILDING\*\***

**\*\*100% BUSINESS RATES RELIEF\*\***

**\*\*NO VAT PAYABLE\*\***

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## LOCATION

Egremont is a 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 on Main Street, within the town centre. Disc zone pull in/pull out car parking is immediately available outside the building as well as car parking to the rear.

## DESCRIPTION

A mid terraced restaurant and Airbnb property, suitable for re-opening or conversion to alternative commercial and residential uses throughout.

The ground floor has been fully renovated and provides an open plan rectangular restaurant with integral bar. The floor area provides space for approximately 50 covers. Access to a basement area for storage is provided. To the rear of the restaurant, a large walk in freezer room has been created. In addition, a large open plan commercial kitchen with full extraction system and cooking and washing appliances are fitted. Two WCs are accessible off the corridor.

Externally the building sits on a long rectangular plot. The extensive rear space is suitable for an external garden, bicycle storage, car parking or other uses.

The upper floors currently provide 3 no. self contracted Airbnb units. These areas could continue to be used for Airbnb or converted to other forms of residential, subject to planning.

## ACCOMMODATION



Ground Floor: 128.07 sq m (1,379 sq ft)

First Floor: 65.66 sq m (706 sq ft)

Second Floor: 26.78 sq m (288 sq ft)

## SERVICES

We understand mains gas, electricity, water and drainage are connected.

## ENERGY PERFORMANCE CERTIFICATE

An EPC for the property has been commissioned and will be made available shortly.

## RATING ASSESSMENT

The Valuation Office Agency website describes the property as Public House and premises with a 2023/24 List Rateable Value of £7,700. The Small Business Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

\*\*100% BUSINESS RATES RELIEF ATTAINABLE\*\*

## SALE PRICE

Offers in the region of £225,000 are invited for the sale of the freehold building and business with vacant possession.

## COSTS

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

## VAT

We understand the property is not elected for VAT and VAT WILL NOT be payable on the sale price.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Gridales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

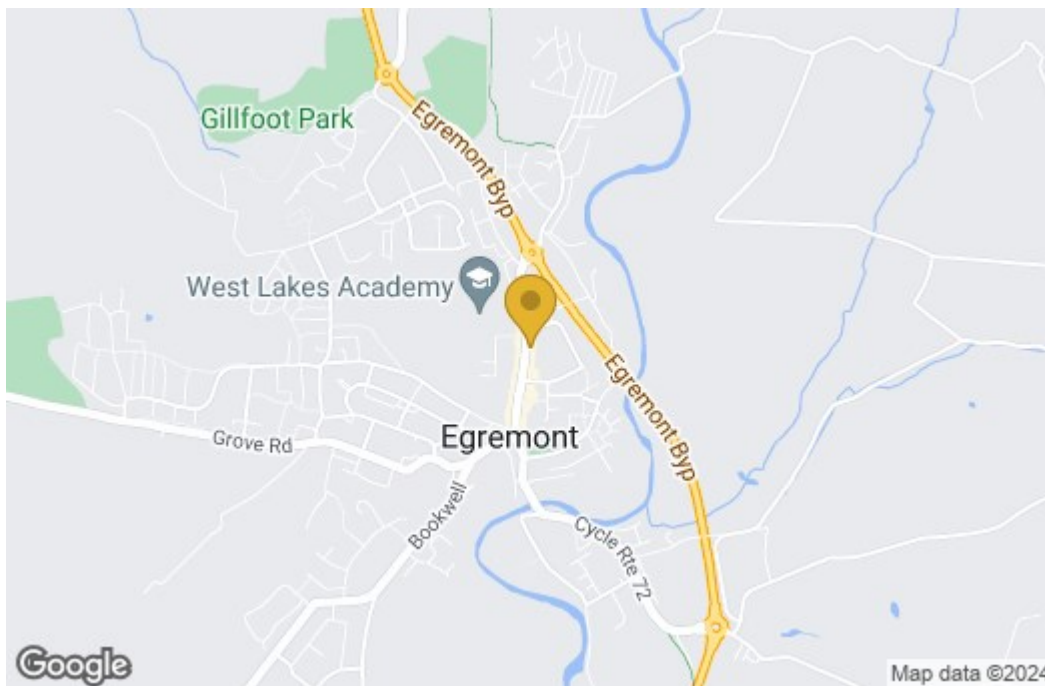
Gridales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Gridales office.

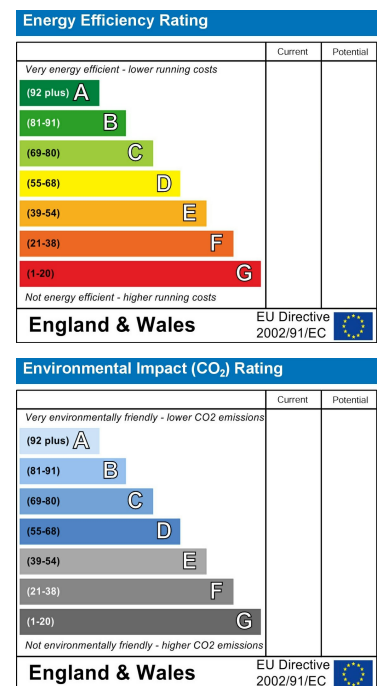
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.