

FOR SALE

jenics 

The Central, Main Street, Egremont, Cumbria, CA22 2DB



- Town centre location
- Open plan trade area
- Site area 0.29 acre
- Suit alternate use STP
- Price £195,000 + VAT* if applicable

Location

Situated on Main Street close to its junction with Market Street. Egremont town centre is within walking distance.

This area is best accessed via the A595 bypass.

Description

A mid terrace two storey property of stone construction, set beneath a pitched slate roof.

At the rear there is a beer garden and a private parking area.

Total site area is approximately 0.29 acre.

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Accommodation

Ground Floor

Predominantly open plan fixed perimeter seating, timber bar servery.

- Ladies / Gents wc
- Stores
- Three room basement cellar

N.B. To include adjacent barber shop.
(Further detail available upon enquiry)

First Floor

Accessed via an internal staircase.

- Living room
- Three bedrooms
- Kitchen
- Office
- Bathroom
- W/C

Planning

All further enquiries regarding planning matters should be directed to Copeland Borough Council 01946 820254.

Fixtures and fittings

To be included within the sale. Any third-party items such as gaming machines, dispense equipment, sound systems etc will be excluded from the sale.

Licences

We understand that the property benefits from a Premises Licence.

Rateable value

The rateable value of the property in the 2010 list is £8,700.

Tenure

Freehold – title number CU115067
£195,000 + VAT* if applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable on this transaction*.

*VAT & Conversion of a Commercial Building to a Residential Dwelling. As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at www.hmrc.gov.uk.

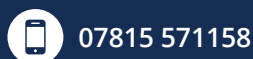
May 2022. Subject to Contract.

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Viewing

Strictly by appointment
through the agent:

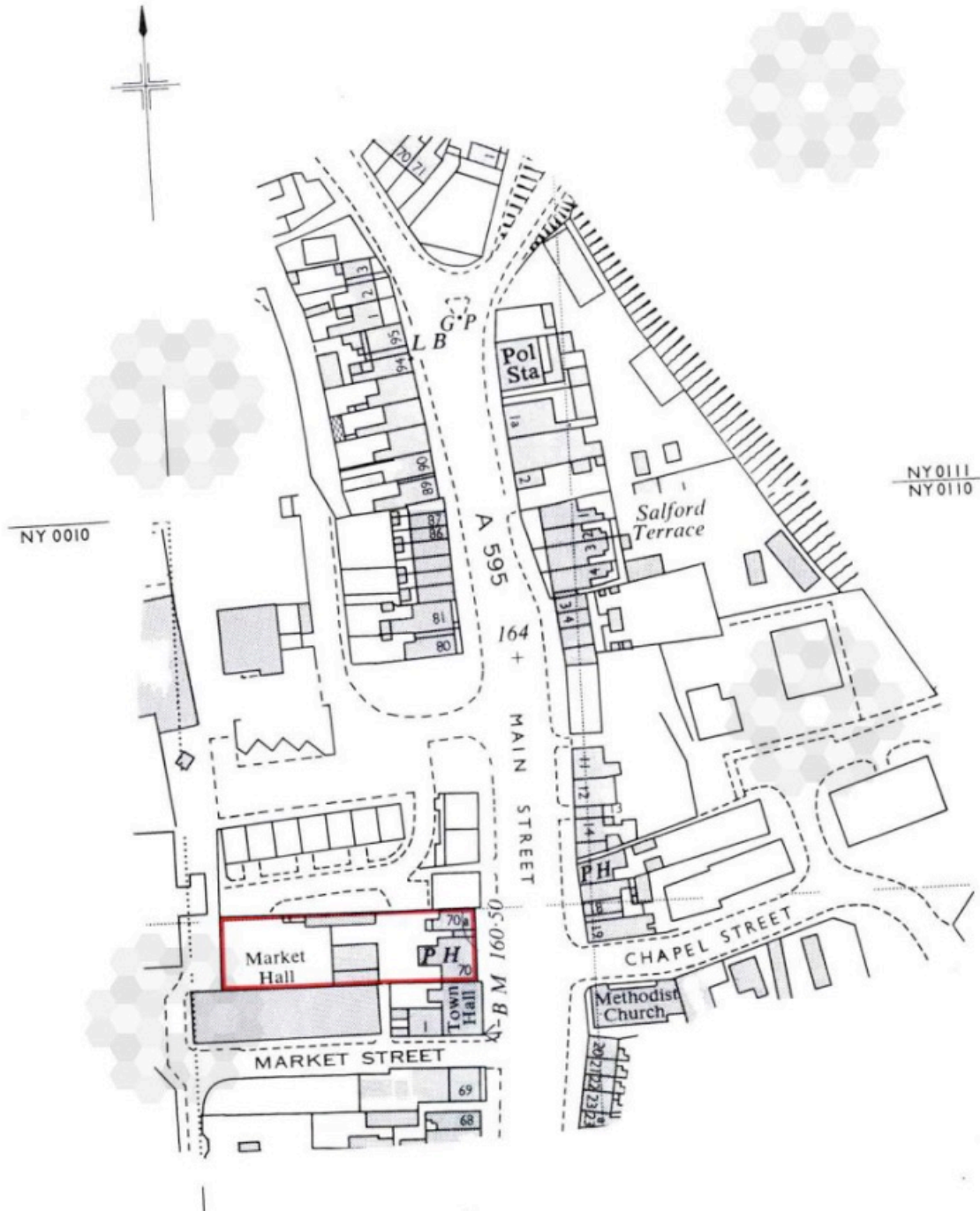
Sean Hartley



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