

TO LET

SUBJECT TO POSSESSION

*** TOWN CENTRE POSITION ***

*** LARGE DEDICATED CAR PARK ***

*** SUITABLE FOR VARIOUS USES ***



THE ORIGINAL FACTORY SHOP • EMPIRE BUILDINGS •
MAIN STREET • EGREMONT • CA22 2DB

CARIGIET
OWEN

Location

Egremont is positioned within the county of Cumbria in the north west of England. The town sits towards the west coast in the county, approximately 6 miles south of Whitehaven and conveniently positioned approximately 5 miles north of the Sellafield nuclear plant facility, one of the largest employers in the county.

Egremont town centre is largely made up of small-scale retail operators, plus some national representation through the likes of Betfred, Greggs, Heron Foods and Co-Op. In addition, there are a large number of private independent retailers for various cafés, sandwich bars and barber shops. The town benefits hugely from the large number of contractors working out of Sellafield Monday to Friday.

Empire Buildings sits immediately off Main Street and benefits from a pedestrian cut through route. Vehicular access is via Market Street.

For identification purposes only, the location of the subject premises is shown circled red on the plan adjacent.

Description

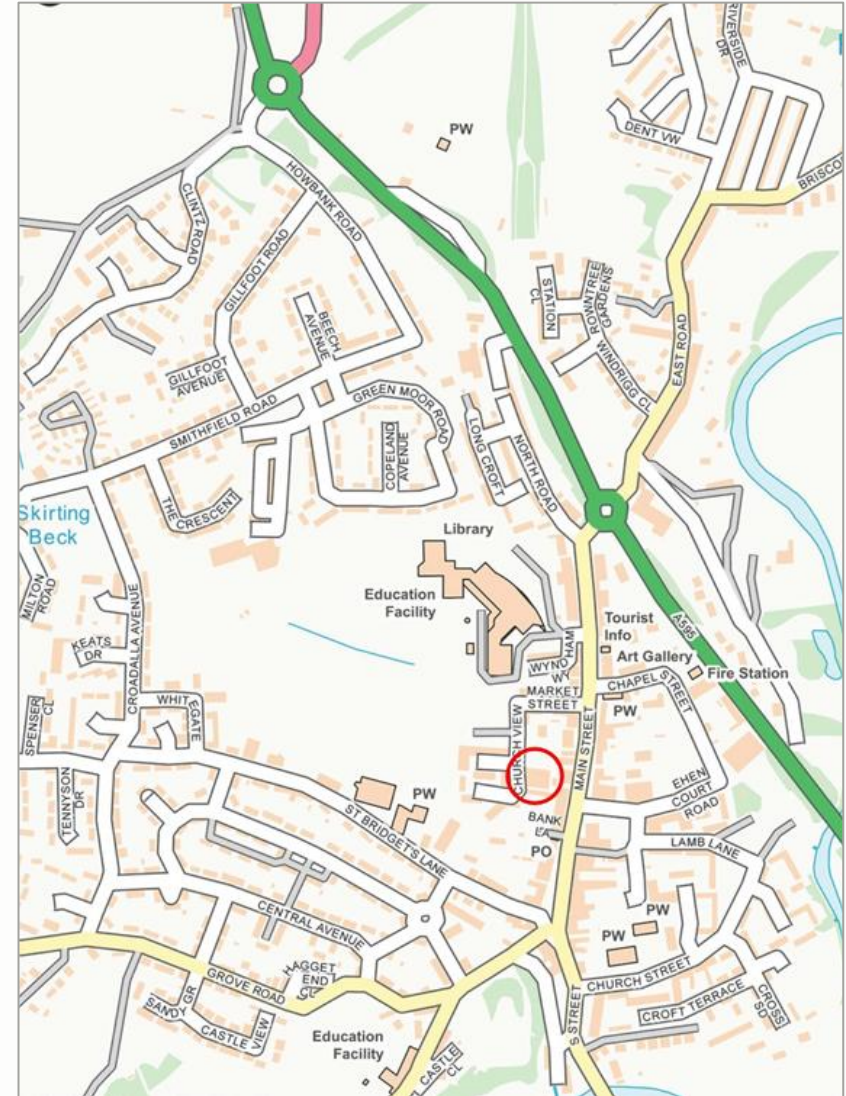
The property comprises a modern detached light industrial / retail showroom unit of steel portal frame construction with block walls under a pitched roof.

The ground floor provides a largely rectangular open-plan sales area benefitting from a modern internal fit out comprising LED lighting, integral offices and good sized stock room with dedicated loading doors.

The first floor offers additional office and storage accommodation and incorporates a kitchenette with internal windows overlooking the ground floor sales area.

The property benefits from DDA compliant access via a ramp and an electric operated sliding entrance door.

Externally, a large dedicated on site car park is provided.





Description	Area Sq M	Area Sq Ft
Ground Floor Sales Area	480.7	5,174
Ground Floor Ancillary	58.1	625
First Floor Ancillary	59.3	638
Total	598.1	6,438

Services

The property is connected to mains water, drainage, electricity and gas.

Lease Terms

Subject to possession, the property is available **TO LET** by way of an assignment or new full repairing and insuring lease for a minimum term of 5 years or multiples thereof and including periodic rent reviews.

Rent

£65,000 per annum exclusive.

Energy Performance Certificate

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



Planning

We understand the property holds planning permission under Use Class E but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.

Business Rates

The Valuation Office Agency website describes the property as Shop and Premises with a 2026 List Rateable Value of £15,750.

The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 38.2p in the £.

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement.

For further information, please contact:

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