

6700/MB

FOR SALE

Former Depot, Gillfoot Road
Egremont, CA22 2QD

Former Depot Site

Potential Redevelopment Opportunity

Site Area: 1,042 sq yds (871.49 sq m)



LOCATION

Conveniently situated at the junction of Gillfoot Road and Howbank Road to the north of Egremont Town Centre with immediate access to the A595 Egremont Bypass. The Sellafield Nuclear Site is approximately 5 miles to the south, with Whitehaven and Workington town centres 5 and 10 miles to the north respectively.

DESCRIPTION

Former depot site comprising single storey brick built office building, 2 no. basic storage units and concrete surfaced external storage yard. Internally, the single storey building comprises office space with kitchen and WC facilities.

The site readily lends itself to a continued commercial use, though also offers potential for residential redevelopment subject to planning.

ACCOMMODATION

Main Office Building	1,820 sq ft	(169.09 sq m)
Storage Units	1,027 sq ft	(95.40 sq m)
Total Site Area	1,042 sq yds	(871.49 sq m)

SERVICES

We understand that mains electricity, water and drainage are connected. Services have not been tested and prospective purchasers should rely on their own investigations to satisfy their own requirements.

RATING ASSESMENT

The Valuation Office Agency website describes the property as Maintenance Depot and Premises with a 2017 List Rateable Value of £6,000. The National Non-domestic rate in the current (2020/21) rate year is 49.9p in the £.

**** ELIGIBLE BUSINESSES WILL BENEFIT FROM 100% SMALL BUSINESS RATE RELIEF I.E. NO RATES PAYABLE ****

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Asset Rating of G-175.

SALE TERMS

The freehold interest is offered for sale with a guide price of **£75,000**.

COSTS

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

VAT

The property is not registered for VAT and therefore VAT is not payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Mike Beales | Tel: 01228 544733
Email: mbeales@carigietcowen.co.uk
Details prepared March 2021



Not to Scale, For Information Purposes Only

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