

# FOR SALE

5,690 Sq Ft



## FORMER ROYAL VICTORIA HOTEL < JOHN STREET, MARYPORT, CUMBRIA CA15 6BP

- Conversion opportunity of a former hotel
- Planning submitted for the conversion of the property into 8 flats, community and retail space
- Ground to third floor including cellar
- Attractive, historic coastal town

DGRE

# FORMER ROYAL VICTORIA HOTEL, JOHN STREET, MARYPORT, CUMBRIA, CA15 6BP

The Royal Victoria Hotel is a vacant, brick built terraced property which dates back to the 1850s. The property is arranged from ground to third floor and includes a cellar. The building occupies a prominent position at the corner of Crosby Street and John Street.

Planning permission was submitted on the 27th March 2025 for the conversion of the existing property into 8 flats (6 x 1 bed & 2 x 2 bed) from first to third floor, with retail and community space at ground floor (planning reference: FUL/2025/0057).

## Location

The property is situated next on the corner of John Street and Crosby Street, Maryport, and is within a 0.3 miles walk (8 minutes) from Maryport Train Station

Maryport is a coastal town situated North West of the Lake District National Park, well known for its harbour and historical significance. The town benefits from transport connections, located on A596 with direct access to Workington, Cockermouth and Carlisle. Maryport Train Station provides regular connections to Carlisle and the Cumbrian Coastline.

The town benefits from many independent retailers, banks, supermarkets as well as traditional pubs and fish and chip shops. There are a number of good schools in the area, notably Maryport CE Primary, Ewanrigg Junior School and Netherhall School. Senhouse Roman Museum offers a glimpse into the areas rich Roman history with Maryport Maritime Museum shining a light on the towns seafaring past.

## Accommodation

	Sq Ft	Sq M
Cellar (Storage)	1,381	128.29
Ground Floor (Commercial)	3,788	351.91
First Floor (Flats 1-4)	2,706	251.39
Second Floor (Flats 5-7)	1,817	168.8
Third Floor (Flats 7&8)	1,817	168.8
<b>TOTAL</b>	<b>5,690</b>	<b>528.6</b>

## Tenure

The property is held freehold under title number CU48106.

## VAT

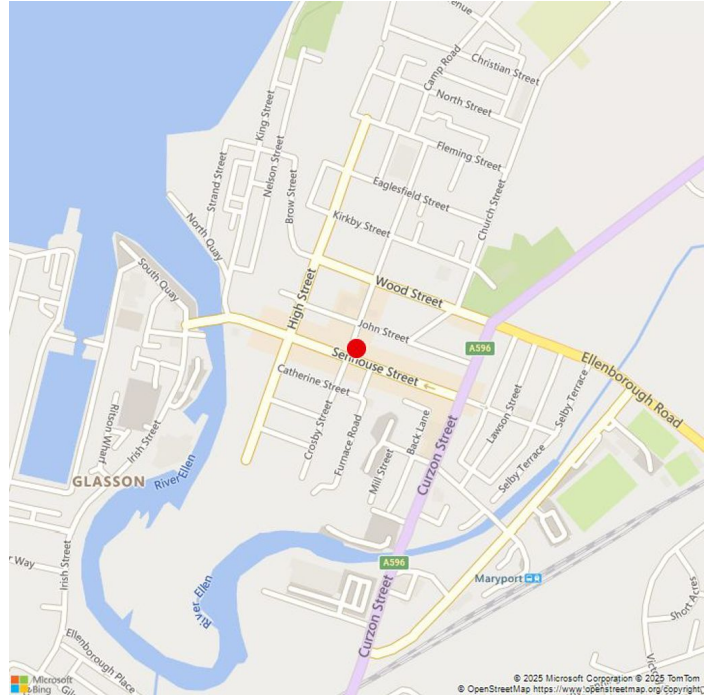
All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

## Planning Information

Planning submitted on 27th March 2025 for 'Conversion of former Royal Victoria Hotel into 8 flats at first, second and third storey, community space and retail space at ground floor, windows replacement and replace gutters and downpipes' (planning reference: FUL/2025/0057). Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

## Legal Costs

Each party is responsible for their own legal fees in respect of this transaction.



## Additional Information

### Price

£150,000

### Viewing

Strictly by appointment through the sole agents DGRE.

### DGRE Agency Admin

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