

**TRADE COUNTER / WAREHOUSE / YARD****5,275 SQ FT****Price: £575,000**

Former Jewson Premises
Bridge End
EGREMONT
Cumbria
CA22 2RQ

- FREEHOLD OPPORTUNITY
- SEMI-DETACHED COMMERCIAL SPACE
- GOOD SIZED SECURE YARD
- EXCELLENT ACCESS TO A595
- 5,275 SQ FT ON 0.5 ACRES

Location

The Property is located adjacent to the Bridge End Industrial Estate, to the south of Egremont town centre. Egremont is a popular market town, 5 miles south of Whitehaven and 5 miles north of Sellafield in west Cumbria.

The Property sits to the rear of a BP filling station & Spar with direct access off Vale View. It benefits from good transport links with the A595 less than 0.5 miles away. The A595 links Whitehaven and Workington to the north with Sellafield and Barrow in Furness to the south.

Description

The built space on site is of steel portal frame construction with full height assumed cavity brickwork walls under a modern profile metal sheet roof incorporating roof lights which has been replaced in two stages in the recent past.

Internally 50% of the space is currently fitted out for showroom and display purposes with good quality suspended ceilings incorporating recessed LED lighting and 2no. air conditioning cassettes which heat & cool. There is also a trade counter with ancillary office, kitchen and WCs to the rear.

The remainder of the building provides warehouse/ workshop space accessed via a single electrically operated roller shutter door which is accessed off the rear yard. The clear eaves height is 3.5m rising to 7m at the pitch.

Externally, the majority of the site is enclosed within palisade fencing. There is however an area at the front of the site which provides a display area or parking for 4no vehicles which is not fenced. The fenced yard is surfaced in a combination of concrete and tarmac providing a very useful, secure open storage and parking area.

Terms

Offers are invited in the region of £575,000 for the freehold interest.

Accommodation

This property has been measured on a Gross Internal Area basis and extends to the following approximate areas:

| | Sq Ft | Sq M |
|----------------------------------|--------------|---------------|
| Sales/Display/Office & Ancillary | 2,610 | 242.47 |
| Warehouse/Workshop | 2,665 | 247.58 |
| TOTAL | 5,275 | 490.05 |

Services

We understand mains electricity (3 phase), gas, water, and drainage are laid on to the Property. Heating & Cooling to the Sales/ Display/ Office & Ancillary area is via 2no. ceiling mounted A/C cassettes. There is no heating to the Warehouse / Workshop.

Externally there is a washdown area with drainage interceptor.

Business Rates

From an online review of the VOA website, we note the Property is described as a Builders Merchant and Premises with a Rateable Value of £30,750 with effect from 1 April 2026.

Energy Performance Certificate

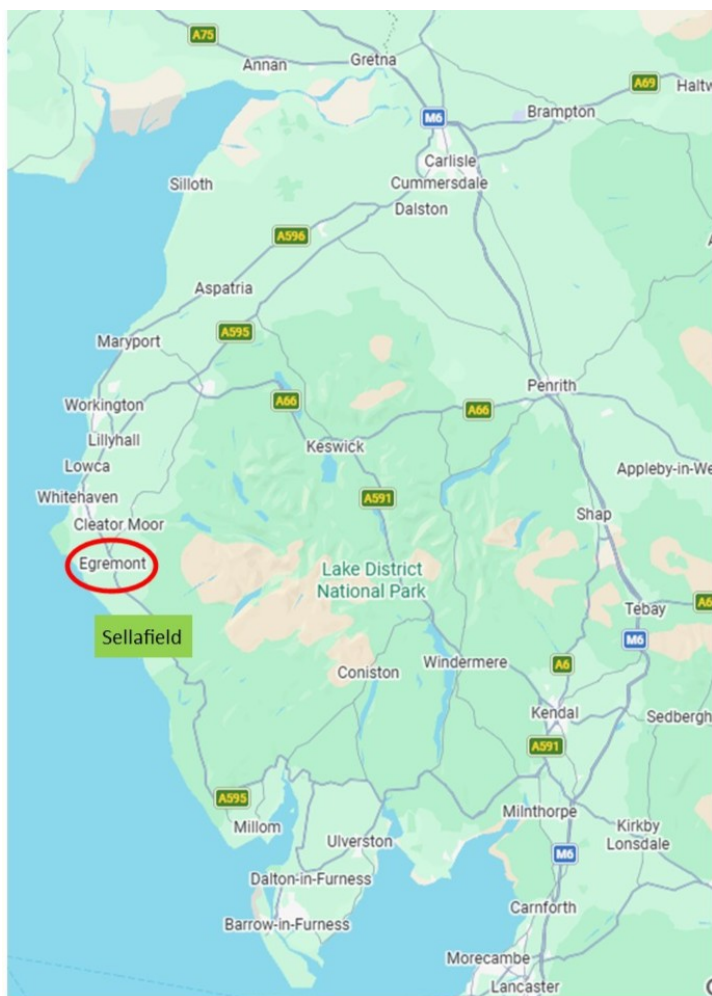
An Energy Performance Certificate has been commissioned and will be available to review shortly.

VAT

All prices quoted are exclusive of VAT, where applicable.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.



Viewings

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

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