



Egremont
Egremont Dental
Access Centre
55 Main Street
Cumbria
CA22 2DB

- **Attractive Freehold Former Dental Surgery**
- **Located in a High Street position**
- **Asset Management Opportunity**
- **Listed Grade II**

Vacant Possession

On the Instructions of NHS Property Services Limited



Tenure
Freehold.

Location
Egremont, with a population of some 6,500, is an attractive town situated 5 miles south-west of Whitehaven on the edge of the Lake District. The town is situated on the A595 close to the junction with the A5086. The M6 motorway is some 45 miles to the east. The property is situated in the town centre on the west side of Main Street opposite the junction with Ehen Court Road. Main Street provides a mix of commercial and residential users. Multiple retailers close by include Co-Op (opposite), Greggs, Heron Frozen Foods, Corals, Post Office, NatWest etc.

Description
This attractive Grade II Listed property is arranged on ground and two upper floors to the front with a single storey extension to the rear the whole was previously being used as a dental surgery. To the rear of the property is an extensive car park for 25 cars. There is a small basement area. The property may lend itself to change of use subject to all necessary consents being obtained.

The property provides the following gross internal areas and dimensions:

Gross Frontage	11.46 m	(37' 7")
Built Depth	24.35 m	(79' 10")
Ground Floor	217.07 sq m	(2,337 sq ft)
First Floor	96.86 sq m	(1,042 sq ft)
Second Floor	91.69 sq m	(987 sq ft)
Total	405.62 sq m	(4,366 sq ft)

Tenancy
The property is to be offered VACANT.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
EPC Rating 87 Band D (Copy available on website).

