

Historic Use and Marketing Evidence – 25 Main Street, Egremont

The premises at 25 Main Street, Egremont have a long-established history of commercial hospitality use. The evidence available demonstrates that the property has been used and marketed in a number of different commercial formats over a number of years, including as a public house, restaurant, accommodation business and, subsequently, as a property available for sale.

The following evidence is provided in chronological order where dates can be established, with undated material clearly identified as such.

Image 1 – Turner Butler: The Cat Inn, Egremont – historic business sale listing (undated)

A historic Turner Butler business-sale listing markets The Cat Inn, Egremont, as a Grade II freehold public house/B&B, with six letting rooms and an asking price of £179,500. The listing describes the property as an established hospitality business and confirms its commercial use as a public house with letting accommodation.

The listing also records that the property had been refurbished and was being offered to the open commercial market. Although the precise publication date of this listing has not been established, it provides useful evidence of the property's established commercial hospitality use and previous attempts to operate and market the premises as a viable business.

Image 2 – Historic social media post by Mr Maq/Maq Masi – The Cat Inn (approximately five years old)

A historic social media post promoting Sticky Toffee Pudding at The Cat Inn provides supporting evidence that the premises had diversified into food-led/restaurant trading rather than operating solely as a traditional public house.

This is supporting evidence of the evolution of the premises and is not relied upon as evidence of formal property marketing.

Image 3 – Cumbria Crack: MAQs Bistro

An article published by Cumbria Crack reports on the transition of the premises to MAQs Bistro. The article includes comments from the manager confirming that the business had changed to a restaurant full-time, with renovation works undertaken to establish a clear restaurant identity rather than that of a pub.

The article also refers to the new restaurant menu and the experience of the head chef. This provides independent third-party evidence of the significant change and diversification in the property's commercial use.

Image 4 – MAQS Bistro & Apart-Hotel: 2021–2024

Information relating to MAQS Bistro records that the building underwent a substantial renovation in late 2021, with the premises being transformed into a 50-cover restaurant. The upper floors were converted into three self-contained en-suite guest apartments.

This demonstrates that significant investment had been made in an attempt to establish a viable alternative hospitality use, moving the premises beyond its former public-house use into a combined restaurant and accommodation business.

Image 5 – Cumbria Crack: MAQs Bistro closure – 4 January 2024

The published report dated 4 January 2024 confirms that MAQs Bistro closed its doors following its relaunch as a restaurant.

This provides a clear date for the cessation of the restaurant operation and demonstrates that the attempt to establish the premises as a full-time restaurant had ultimately not proved sustainable.

Image 6 – Carigiet Cowen commercial marketing – April 2025

In April 2025, 25 Main Street was professionally marketed by Carigiet Cowen as an “Egremont Restaurant and Airbnb Business to Rent”.

The marketing offered the premises at £30,000 per annum on a new lease, with the option of the freehold and business being offered for sale at offers in the region of £225,000.

The particulars described a fully renovated ground-floor restaurant providing approximately 50 covers, an integral bar, commercial kitchen and extraction system, walk-in freezer, rear space and three self-contained Airbnb units.

This is particularly important evidence because it demonstrates that, following the closure of MAQS, the property was actively exposed to the commercial market through a recognised commercial property agent and was specifically marketed as a hospitality/restaurant and accommodation business.

Image 7 – Auction marketing – April 2026

In April 2026, 25 Main Street was again openly marketed, this time through public auction. The marketing described the property as having formerly been known as The Cat Inn and last traded as MAQS, with three bedrooms upstairs, each with an en-suite.

The property was offered with a guide price of £75,000+.

Image 8 – Evidence of sale – April 2026

The property subsequently sold for £80,000 following the auction marketing.

The eventual sale price is significantly below the approximately £225,000 freehold/business figure at which the property had previously been marketed by Carigiet Cowen in April 2025.

Overall significance of the evidence

Taken together, the evidence demonstrates a prolonged history of attempts to establish and sustain commercial use at 25 Main Street.

The premises have evolved from their historic public-house use into a range of alternative hospitality propositions, including restaurant trading and guest accommodation. Significant investment was made in the MAQS Bistro refurbishment and creation of the apart-hotel accommodation; however, the restaurant ultimately closed in January 2024.

Following closure, the property was again exposed to the open commercial market. In April 2025 it was professionally marketed as a fully fitted restaurant/Airbnb business at £30,000 per annum and with the freehold/business offered at approximately £225,000. The property was subsequently offered at public auction in April 2026 at a guide price of £75,000+ and ultimately sold for £80,000.

The evidence demonstrates that alternative commercial uses have been actively pursued and that the premises have been repeatedly exposed to the open market,

including through recognised commercial property and business-sale agents and public auction.

This evidence should be considered alongside the specific 12-month marketing evidence required by the relevant planning policy. The dated April 2025 and April 2026 marketing records are particularly important, while the older undated material provides additional context regarding the property's history and previous commercial uses.



Turner Butler
We sell businesses



Sticky Toffee Pudding The Cat Inn

**MAQs Bistro**

The interior at MAOs.

The new menu on offer at the restaurant has been conceptualised by head chef Jamie, who has previously run his own fish restaurant on the Isle of Wight and worked in an à la carte restaurant for Jean

- **Expansion:** The upper levels of the property were converted into a boutique apart-hotel featuring three self-contained en-suite guest apartments aimed at tourists visiting the nearby Lake District coast and workers connected to Sellafield. [Facebook](#) [Twitter](#) [LinkedIn](#)

- **Commercial Status:** Following the closure of the bistro operations, the freehold property went up for public auction through Auction House Cumbria. It was later actively marketed for lease via regional property firm [Carigiet Cowen](#) as a fully fitted hospitality turnkey venue.

Pic 5

Food And Drink

MAQs Bistro in Egremont closes its doors just months after relaunch

4th January 2024



Pic 6

EGREMONT* RESTAURANT AND AIRBNB BUSINESS TO RENT*
 MAQS BISTRO, 25 MAIN STREET CA22 2DR
 Rent: £30,000 p.a. on a new lease for a term of years to be agreed.
 No VAT payable on the rent.
 Business Rates 100% rates relief obtainable
 Services: Mains gas, electricity, water and drainage are connected.

The property is situated on Main Street, within the town centre.

A prime location. Disc zone pull in/pull out car parking is immediately available outside the building as well as car parking to the rear.

The ground floor has been fully renovated and provides an open plan rectangular restaurant with integral bar. The floor area provides space for approximately 50 covers.

To the rear of the restaurant, a large walk in freezer room has been created. In addition a large open plan commercial kitchen with full extraction system and cooking and washing appliances are fitted.

The extensive rear space is suitable for an external garden, bicycle storage, car parking or other uses. The upper floors currently provide 2 no. self contained Airbnb units.

The sale of the freehold and business is available with vacant possession, offers in the region of £225,000 are invited. No VAT payable on the sale price.

ALL ENQUIRIES CALL 01228 544733 AND VIEW ON OUR WEBSITE
https://www.carigietcoven.co.uk/property_2567.shtml



Pic 7

Auction House Cumbria
 14 Mar ·

Have you ever dreamed of running your own pub? 🍺

This Egremont property could be the opportunity you've been looking for! 25 Main Street features 3 bedrooms upstairs, each with an en suite, and has a guide price of £75,000+ 🏠

Sitting on the edge of the Lake district, it was formerly known as the Cat Inn and last traded as MAQS.

Find out more here: <https://ow.ly/G4cN50YpB30>



Pic 8



25 Main Street, Egremont, Cumbria CA22 2DR

25 Main Street, Egremont, Cumbria CA22 2DR

£80,000

commercial

Sold

Auction House