

## List of Property Currently Available

Please contact us for full details or visit [www.merecommercial.co.uk](http://www.merecommercial.co.uk)

### DEVELOPMENT



**CARLISLE**  
High Hesket Business Park,  
High Hesket

#### MIXED DEVELOPMENT/ INVESTMENT OPPORTUNITY

Site area 3.89 acres (1.57 hectares). Range of existing buildings extending to 15,889 sqft (1,476 sqm). Rental Income on commercial part circa £90,000 per annum. Outline planning consent for 27 residential units on remaining land. Prominent site fronting main A6 trunk road between Carlisle and Penrith.

**FOR SALE**  
Guide Price : £2,200,000  
Freehold  
**AVAILABLE**  
Ref: MA1359



**PENRITH**  
55-57, Castlegate

#### DEVELOPMENT OPPORTUNITY

Former showroom and retail property on three floors extending to 407 sqm (4,377 sqft) plus rear land of 779 sqm currently used as contract car park. Prominent town centre location. Suit commercial refurbishment or residential development subject to planning. Edge of Lake District market town.

**FOR SALE**  
Guide Price : £325,000  
Freehold  
**AVAILABLE**  
Ref: MA1286

### INDUSTRIAL/ WAREHOUSE



**KIRKBY LONSDALE**  
Unit 7, Kirkby Lonsdale  
Business Park

#### MODERN BUSINESS UNIT

Two-storey unit suitable for a range of workshop, office, studio or storage uses. Floor Area 260 sqm (2,800 sqft). Rural location on main A65 about 6 miles from Junction 36 of M6 Motorway. Just outside the picturesque market town of Kirkby Lonsdale.

**FOR SALE/ TO LET**  
Guide Price (+VAT) : £295,000  
New Lease  
**UNDER OFFER**  
Ref: MA1323



**PENRITH**  
Quarry View House, North  
Lakes Business Park

#### MODERN INDUSTRIAL UNIT

Total floor area 318.6 sqm (3,429 sqft). Includes internal 2-storey offices and enclosed yard. Rural business park on edge of Lake District. Less than 4 miles from Junction 40 of the M6 motorway.

**TO LET**  
Annual Rent : £24,000  
New Lease  
**NEW**  
Ref: MA1379

### INVESTMENT



**WHITEHAVEN**  
33, Tangier Street

#### RETAIL INVESTMENT PROPERTY

Retail Investment Property. Hot food takeaway shop and upper floor ancillary accommodation. Let until 30 June 2030 at a current rent of £9,000 per annum. Well situated close to the marina, town centre and bars. West Cumbrian harbour town. Excellent investment opportunity.

**FOR SALE**  
Guide Price : £87,000  
Freehold  
**AVAILABLE**  
Ref: MA1365



**WORKINGTON**  
16-18, Oxford Street

#### MIXED USE INVESTMENT PROPERTY

Ground floor retail shop and 5 upper floor flats. Current annual rental income £31,920 per annum. On main thoroughfare close to town centre & facilities. West Cumbrian regional town.

**FOR SALE**  
Guide Price : £270,000  
Freehold  
**UNDER OFFER**  
Ref: MA1326

### MOTOR TRADE



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#### MOT, SERVICE CENTRE AND REPAIR GARAGE IN NORTH CUMBRIA

Long established vehicle maintenance business. Servicing/ MOT of cars, vans and motorhomes. Vehicle sales. Turnover £647,000 (2021/22). Buildings 448.5 sqm plus external parking & storage. Property offered on new 10-year lease at £19,000 pa.

**FOR SALE**  
Guide Price : £140,000  
New Lease  
**AVAILABLE**  
Ref: MA1347

## OFFICE



**BRIGHAM**  
Annexe, Low Road

### OFFICE/ STUDIO/ DEVELOPMENT POTENTIAL

Floor area 36.8 sqm (396 sqft). Suit range of office, retail, studio or salon uses. Village just outside Cockermouth on the edge of the Lake District. Available for sale or to let with vacant possession.

**FOR SALE/ TO LET**  
Guide Price : £60,000  
F'hold/ New Lease  
**UNDER OFFER**  
Ref: MA1354



**PENRITH**  
Unit 3 Central Buildings,  
Cornmarket

### FIRST FLOOR OFFICES

Floor area 97.5 sqm (1,049 sqft). Separate office rooms, reception, kitchen and wc. Access from covered passageway via communal stairs. Good town centre position overlooking Cornmarket.

**TO LET**  
Annual Rent : £6,250  
New Lease  
**AVAILABLE**  
Ref: MA1352



**PENRITH**  
Unit 5 Mereside, Eden  
Business Park

### NEW OFFICE/ WORKSPACE UNIT

Floor area 130.1 sqm (1,401 sqft). 3-storey semi-detached building suitable for a range of uses. On a business park within the town's main commercial estate. High energy efficiency. Available from January 2025

**TO LET**  
Annual Rent (+VAT) : £19,000  
New Lease  
**NEW**  
Ref: MA1377



**PENRITH**  
Unit 6 Mereside, Eden  
Business Park

### NEW OFFICE/ WORKSPACE UNIT

3-storey semi-detached building suitable for a range of uses. Floor area 103.4 sqm (1,113 sqft). On a business park within the town's main commercial estate. High energy efficiency. Available from January 2025.

**TO LET**  
Annual Rent (+VAT) : £16,000  
New Lease  
**NEW**  
Ref: MA1378



**PENRITH**  
Hackthorpe Hall, Hackthorpe

### HIGH QUALITY RURAL OFFICE SUITES

Hackthorpe Hall Business Centre provides open plan and private office space. Situated in the Eastern Fells of the Lake District. Ample on site parking. 5 miles south of Penrith/ J40 M6. Suites from 50 sqm (544 sqft) to 465 sqm (5,000 sqft). Details of availability on application.

**TO LET**  
Annual Rent : On Application  
New Lease  
**AVAILABLE**  
Ref: MA1002



**PENRITH**  
Hallin House Offices, North  
Lakes Business Park

### OFFICES

Range of individual office rooms available. Shared kitchen and WC's. Business Park on the edge of the Lake District National Park. 4 miles from Penrith and the M6 Motorway. Ample parking and easy access. Flexible terms.

**TO LET**  
Annual Rent : On Application  
New Lease  
**AVAILABLE**  
Ref: MA1340

## PUB/ BAR



**CARLISLE**  
9, Devonshire Street

### CITY CENTRE BAR/ RESTAURANT

Ground floor and basements seating areas capable of holding around 70 covers. Popular food and drink trading area in city centre. Devonshire Street undergoing street regeneration project. Sale includes f & f. Offered by way of assignment of existing lease. Currently closed.

**LEASE FOR SALE**  
Guide Price : £40,000  
Leasehold  
**AVAILABLE**  
Ref: MA1306



**PENRITH**  
Crown Inn, Morland

### VILLAGE INN IN CUMBRIA

Lovely Eden Valley village between Appleby and Penrith. Spacious public bar/games room plus lounge bar/dining area. 4-Bedroom owner's accommodation. Peaceful setting next to beck. Currently not trading.

**FOR SALE**  
Guide Price : £195,000  
Freehold  
**UNDER OFFER**  
Ref: MA1311



**PENRITH**  
Kings Arms, Stainton

### VILLAGE INN ON EDGE OF LAKE DISTRICT

Popular food destination pub with separate shop and post office. Outside seating areas, garden, parking and 2-bedroom owner's accommodation. Open plan bar and dining area. Takings £347,000 net in 9 months to 31/12/2023. Attractive village nr Penrith and gateway to the Lake District. Available freehold or on a lease at a rent of £24,000 pa

**FOR SALE/ TO LET**  
Guide Price (+VAT) : £360,000  
F'hold/ New Lease  
**AVAILABLE**  
Ref: MA1199

## RESTAURANT/ CAFÉ



**ALSTON**  
The Railway Station Cafe,  
Station Road

### VISITOR ATTRACTION CAFE IN ALSTON

Offered on a new lease at a rent of £1,000 pcm including the inventory. Rare opportunity to run a café, which is part of the South Tynedale Railway. Potential for 36 covers plus outside seating. Tenant to work closely with South Tynedale Railway Preservation Society. To be operated when trains run and other days to suit. Major North Pennines

**TO LET**  
Annual Rent : £10,000  
New Lease  
**AVAILABLE**  
Ref: MA1358



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**LICENSED CAFÉ/ BISTRO IN SOUTH CUMBRIA**

60 inside cover vegetarian and vegan café. Outside seating with tranquil setting overlooking tree lined River Kent. Popular and established business in lovely edge of Lake District town. Excellent opportunity to acquire a lifestyle going concern with good turnover and profits. Annual turnover £228,894 (21/22). Premises held on existing lease.

**FOR SALE**  
**Guide Price : £60,000**  
**Leasehold**  
**AVAILABLE**  
*Ref: MA1208*



**KESWICK**  
Thyme Bistro, 6 Museum Square

**RESTAURANT IN LAKE DISTRICT TOWN**

Fully licensed established restaurant with 52 dining covers . Broad fare menu with local and seasonal specials. Turnover £388,000 net in the last financial year. Town centre location with ample tourist and local trade. Lease includes spacious first floor flat.

**FOR SALE**  
**Guide Price : £120,000**  
**Leasehold**  
**AVAILABLE**  
*Ref: MA1325*



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**BOUTIQUE HOTEL, RESTAURANT AND FISH AND CHIP SHOP**

Hospitality & catering business with several income streams. 10 luxury en-suite guest bedrooms. Popular bar and restaurant with 70 covers and first floor expansion area. Takeaway fish and chip shop. Substantial property extended and rebuilt in 2011. High turnover business in centre of bustling edge of Lake District town. Confidential sale, contact us for

**FOR SALE**  
**Guide Price : £1,100,000**  
**Freehold**  
**AVAILABLE**  
*Ref: MA1122*



**PENRITH**  
Three Crowns Tea Shop, 4 Three Crowns Yard

**CAFÉ/ TEAROOM IN CUMBRIA**

Lovely family run tea-room with 26 covers. Pleasant semi-pedestrianised location in town centre. Edge of Lake District market town. New lease available.

**FOR SALE**  
**Guide Price : £20,000**  
**Leasehold**  
**AVAILABLE**  
*Ref: MA1301*



**PENRITH**  
Simple Goodness Bistro, Unit 22/23 Devonshire Arcade

**LOVELY SHOPPING ARCADE BISTRO**

Popular vegan style café/ bistro business. 25 cover seating area plus catering kitchen and toilet. Part of town centre covered shopping arcade. Edge of Lake District market town. Sale includes goodwill and fixtures and fittings. New lease of unit available.

**FOR SALE**  
**Guide Price : £17,000**  
**Leasehold**  
**AVAILABLE**  
*Ref: MA1366*

**RETAIL SHOP**



**APPLEBY**  
9, Boroughgate

**RETAIL SHOP AND FLAT**

Shop sales area 43.0 sqm (463 sqft). Stock Rooms and WC. 2-bedroom self-contained first floor flat. Town centre location. Historic and picturesque Eden Valley market town.

**FOR SALE**  
**Guide Price : £170,000**  
**Freehold**  
**UNDER OFFER**  
*Ref: MA1357*



**APPLEBY**  
1 Bridge End, The Sands

**COMMERCIAL INVESTMENT OPPORTUNITY**

Shop currently used as a Pizza takeaway. Ancillary storage accommodation, bathroom and rear patio. Lovely town centre situation next to River Eden. Picturesque Eden Valley market town. Range of investment, trading or development possibilities. Renovated in 2022.

**FOR SALE**  
**Guide Price : £110,000**  
**Freehold**  
**NEW**  
*Ref: MA1380*



**BRAMPTON**  
16, Front Street

**RETAIL/ OFFICE PREMISES**

Grade II Listed former banking hall. Ground floor area 93.9 sqm (1,011 sqft). Suit range of retail, office or catering uses, stp. Charming market town in north Cumbria. Available from 18 June 2024.

**TO LET**  
**Annual Rent : £12,500**  
**New Lease**  
**UNDER OFFER**  
*Ref: MA1367*



**EGREMONT**  
89, Main Street

**RETAIL SHOP/ OFFICE**

Ground floor lock-up shop/ office. Sales area 48.40 sqm (521 sqft) plus kitchen and WC. Suit a range of possible uses. Good location in main town centre shopping street. West Cumbrian market town.

**FOR SALE**  
**Guide Price : £60,000**  
**Long Leasehold**  
**AVAILABLE**  
*Ref: MA1292*



**HALTWHISTLE**  
Former Bank, Westgate Chambers

**BANKING HALL**

Former bank premises . Total area 193 sqm . Suit range of uses, subject to planning . Good town centre position on the main street . North Pennines market town . Available immediately . All enquiries should be made direct to the local marketing agents, Pennine Ways Tel 01434 322277.

**TO LET**  
**Annual Rent : £10,000**  
**New Lease**  
**AVAILABLE**  
*Ref: MA1364*





**KESWICK**  
85-87, Main Street

**PRIME RETAIL SHOP/ SHOWROOM**

Total Sales Area 259.4 sqm (2,791 sqft). May divide into two shop units. Busy tourist town in the heart of the Lake District. Prominent position in main shopping area. Attracts visitors throughout the year. Available from October 2024.

**TO LET**  
**Annual Rent : £50,000**  
**New Lease**  
**AVAILABLE**  
Ref: MA1372



**PENRITH**  
Ground Floor 3, Castlegate

**CHARACTER RETAIL SHOP**

Sales Area 22.5 sqm (242 sqft). Basement with natural light. Character premises with panelled walls. Close to main shopping area. Edge of Lake District market town.

**TO LET**  
**Annual Rent : £6,500**  
**New Lease**  
**UNDER OFFER**  
Ref: MA1375



**PENRITH**  
Ground Floor 3, Cornmarket

**RETAIL SHOP**

Ground floor shop and basement of Grade II Listed building. Shop sales area 24.7 sqm (266 sqft). Kitchen, toilet and stock rooms. Excellent town centre shopping location.

**TO LET**  
**Annual Rent : £6,750**  
**New Lease**  
**UNDER OFFER**  
Ref: MA1360



**PENRITH**  
12, Devonshire Street

**RETAIL SHOP**

Prominent town centre position. Attractive 4-storey Grade II Listed period stone building. Ground floor sales area 16.2 sqm (174 sqft). Upper floor office and storage accommodation.

**FOR SALE**  
**Guide Price : £110,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1362



**PENRITH**  
19, Devonshire Street

**RETAIL SHOP**

Sales area 73 sqm (786 sqft). Character property prominently located on main shopping street. Suit range of retail or service uses. Additional floor space could be available in adjoining property. Available by way of a new lease. Edge of Lake District market town.

**TO LET**  
**Annual Rent : £14,000**  
**New Lease**  
**AVAILABLE**  
Ref: MA1374



**PENRITH**  
20, Middlegate

**RETAIL SHOP**

Sales area: 74.5 m2 (802 ft2). First floor storage accommodation. Prime location in main shopping area. Edge of Lake District market town. Available from November 2024.

**TO LET**  
**Annual Rent (+VAT) : £15,000**  
**New Lease**  
**UNDER OFFER**  
Ref: MA1373

**SHOWROOM**



**KESWICK**  
Kings Head Court, Main Street

**RETAIL SHOWROOM IN THE LAKE DISTRICT**

Total area 405 sqm (4,359 sqft). Spacious open plan layout on two floors. Prime position just off the Main Street in town centre. Busy Lake District tourist town. Available from May 2024.

**TO LET**  
**Annual Rent : £70,000**  
**New Lease**  
**AVAILABLE**  
Ref: MA1371

**STORAGE LAND**



**PENRITH**  
Home Farm, Hutton John

**STORAGE SPACE**

Areas in former farm buildings for storage only. Just off the A66 between Penrith & Keswick in North Lake District. To Let on flexible terms.

**TO LET**  
**Annual Rent : £0**  
**New Lease**  
**AVAILABLE**  
Ref: MA1376

**TAKEAWAY**



**APPLEBY**  
Riverside Fish & Chips, The Sands

**FISH AND CHIP SHOP WITH BAGUETTE AND SALAD BAR IN CUMBRIA**

Popular high turnover hot and cold food takeaway business. Spacious shop, kitchens and prep areas. 4-Bedroom owners flat. 3 further flats providing additional rental income. Historic and picturesque market town in the Eden Valley of Cumbria.

**FOR SALE**  
**Guide Price : £695,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1272



**PENRITH**  
Former Townhead Chippy, 45-46 Stricklandgate

**FORMER TAKEAWAY/ RESIDENTIAL PROPERTY WITH DEVELOPMENT POTENTIAL**

Former takeaway shop with 4-bedroom dwelling and spacious area of rear land. Potential for residential development or range of uses, subject to planning. Well situated in residential area to the north of the town centre. Edge of Lake District market town. Immediately available with vacant possession.

**FOR SALE**  
**Guide Price : £275,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1273



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**FISH AND CHIP TAKEAWAY AND RESTAURANT IN WEST CUMBRIA**

Thriving and popular high turnover takeaway and restaurant. 70 covers on two floors. Includes 3 Bedroom Flat. Town centre location on edge of the main precinct. West Cumbria regional centre. Turnover £586,000 net (2022/23). Rent £34,000 per annum.

**FOR SALE**  
**Offers Around : £110,000**  
**Leasehold**  
**AVAILABLE**  
*Ref: MA1268*