

List of Property Currently Available

Please contact us for full details or visit 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



WORKINGTON
Former Caspian Flame Grills,
Derwent Drive

FORMER RESTAURANT/ DEVELOPMENT OPPORTUNITY

Suit development for food, retail, or other commercial use, subject to planning. Floor Area 516.2 sqm (5,556 sqft). Site Area 0.35 hectares (0.87 acres). Planning consent for additional 350 sqm store building. On major retail and commercial area in west Cumbria.

FOR SALE/ TO LET
Guide Price : £750,000
Freehold
UNDER OFFER
Ref: MA1333

HOTEL/ GUEST HOUSE



MARYPORT
Waverley Hotel, Curzon
Street

HOTEL AND RESTAURANT IN WEST CUMBRIA

21 guest bedrooms, restaurant, bar and lounge open all day serving coffee, food and drinks. Situated in the coastal harbour town of Maryport in west Cumbria. Within a short drive of the Lake District National Park. Excellent trade and exceptional value for money.

FOR SALE
Guide Price : £275,000
Freehold
UNDER OFFER
Ref: MA1253

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

INVESTMENT



KESWICK
135, Main Street

COMMERCIAL INVESTMENT OPPORTUNITY

Freehold retail investment property. Let as a café/ tearoom producing a current income of £17,000 per annum until 2028. Ground floor area 67.3 sqm (724 sqft) plus mezzanine and outside seating area. Prominent location on main arterial road in Lake District tourist town.

FOR SALE
Guide Price : £240,000
Freehold
UNDER OFFER
Ref: MA1299



PENRITH
1-3, Foster Street

RESIDENTIAL INVESTMENT OPPORTUNITY

3 adjoining dwellings in residential area close to the town centre. Includes two 2-bedroom maisonettes and one 2-bedroom flat. Communal rear courtyard with storage sheds and summerhouse. Current gross rental income £22,740 per annum. Edge of Lake District market town.

FOR SALE
Guide Price : £315,000
Freehold
NEW
Ref: MA1368

	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 £7,320 per annum. Well situated close to the marina, town centre and bars. West Cumbrian harbour town. Excellent investment opportunity.	FOR SALE Guide Price : £85,000 Freehold NEW <i>Ref: MA1365</i>
	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 <i>Ref: MA1326</i>
MOTOR TRADE			
	CONFIDENTIAL Cumbria	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 Leasehold AVAILABLE <i>Ref: MA1347</i>
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 AVAILABLE <i>Ref: MA1354</i>
	PENRITH Unit 2 Central Buildings, Cornmarket	OFFICE/ SHOP Sales/ Office Area 27.7 sqm (298 sqft). Cloakroom and WC. Suit a range of retail or office uses (no hot food). Prominent town centre location.	TO LET Monthly Rent : £375 New Lease UNDER OFFER <i>Ref: MA1351</i>
	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 : £7,250 New Lease AVAILABLE <i>Ref: MA1352</i>
	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 <i>Ref: MA1002</i>
	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 <i>Ref: MA1340</i>
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. Sale includes f & f. Offered by way of assignment of existing lease.	LEASE FOR SALE Guide Price : £70,000 Leasehold AVAILABLE <i>Ref: MA1306</i>
	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 <i>Ref: MA1311</i>



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 £30,000 pa

FOR SALE/ TO LET
Guide Price (+VAT) : £435,000
F'hold/ New Lease
AVAILABLE
Ref: MA1199



WORKINGTON
25, Pow Street

PUB/ CAFE / BUSINESS PREMISES IN WEST CUMBRIA

Former town centre pub/ cafe. Prime town centre position in main shopping precinct. Suit range of business uses. Ground floor area 142.7 sqm (1,536 sqft) plus kitchen & toilets. First floor suitable for storage or flat. . West Cumbrian coastal town.

FOR SALE
Guide Price (+VAT) : £175,000
Freehold
AVAILABLE
Ref: MA1304

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 : £11,000
New Lease
AVAILABLE
Ref: MA1358



KENDAL
Jintana Thai Restaurant, 101
Highgate

THAI RESTAURANT IN SOUTH CUMBRIA

Licensed 66 cover town centre Thai style restaurant. Excellent trading position. Turnover £306,000 net of VAT. Thriving town at the gateway to the Lake District.

FOR SALE
Guide Price : £59,000
Leasehold
UNDER OFFER
Ref: MA1332



CONFIDENTIAL
Cumbria

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



CONFIDENTIAL
Cumbria

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. Trading just below VAT threshold. New lease available.

FOR SALE
Guide Price : £22,000
Leasehold
AVAILABLE
Ref: MA1301



PENRITH
Simple Goodness Bistro,
Unit 22/23 Devonshire
Arcade

LOVELY SHOPPING ARCADE BISTRO

Popular vegan style café/ bistro. 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 offered.

FOR SALE
Guide Price : £22,000
Leasehold
NEW
Ref: MA1366

RETAIL BUSINESS



APPLEBY
Jak & Co, 4 Bridge Street

INTERIOR DECOR, BOUTIQUE CLOTHING AND GIFT RETAIL BUSINESS

Town centre business in lovely market town. Sells a range of interior décor items including curtains. Premises includes spacious shop and upper floor storage. Sale due to retirement. Annual turnover circa £110,550. Property on new lease.

FOR SALE
Guide Price : £45,000
Leasehold
AVAILABLE
Ref: MA1343

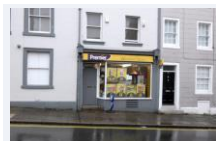


KESWICK
Sweet Temptations, 22 Main Street

RETAIL CONFECTIONERY BUSINESS IN THE LAKE DISTRICT

Established sweet shop business in prime town centre location. Premises includes shop and ancillary upper floor storage accommodation. Pedestrianised square in busy Lake District town. Turnover circa £143,000. Lease to 2035.

FOR SALE
Guide Price : £44,950
Leasehold
UNDER OFFER
Ref: MA1342



WHITEHAVEN
Woodend Stores, 92/93 Scotch Street

CONVENIENCE STORE IN WEST CUMBRIA

Profitable convenience store business serving local community. Shop area 67.4 sqm (725 sqft) plus stock room. Residential area close to town centre. West Cumbria harbour town. Turnover £234,367 (2022/23).

FOR SALE
Guide Price : £179,000
Freehold
AVAILABLE
Ref: MA1271

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



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
NEW
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
15, Bank Street

RETAIL SHOP

Sales area 47.1 sqm (505 sqft) . First floor stockrooms. Prominent position within the main shopping area. Busy Lake District tourist town.

TO LET
Annual Rent : £17,500
New Lease
UNDER OFFER
Ref: MA1350

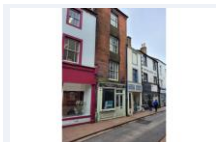


PENRITH
Ground Floor 3, Cornmarket

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
AVAILABLE
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 : £129,000
Freehold
AVAILABLE
Ref: MA1362



PENRITH
2, Devonshire Street

RETAIL SHOP UNIT

Ground floor Sales Area 100 sqm (1,074 sqft) plus upper floor stores. Grade II* Listed period property. Prime town centre location. Edge of Lake District market town. Available May 2024.

TO LET
Annual Rent (+VAT) : £18,000
New Lease
AVAILABLE
Ref: MA1349

	PENRITH 35, Great Dockray	RETAIL SHOP Sales Area 38.4 sqm (413 sqft). First floor stock room and WC. Prominent town centre position in front of free parking area. Edge of Lake District market town.	TO LET Annual Rent : £7,250 New Lease AVAILABLE <i>Ref: MA1355</i>
	PENRITH 37, Great Dockray	RETAIL SHOP/ OFFICE Sales Area 24.9 sqm (268 sqft). Storage, kitchen and WC. Suit range of retail or service uses. Prominent position in the town centre. Edge of Lake District market town.	TO LET Annual Rent : £6,500 New Lease AVAILABLE <i>Ref: MA1336</i>
	PENRITH Stable Shop Morland House, Morland	VILLAGE COMMERCIAL PREMISES Suit range of uses including shop, store or office. Floor area 93.4 sqm (1,005 sqft). Kitchen and separate WC. Character historic Grade II Listed building includes original stable bays. Lovely tranquil Eden Valley village. Opposite pub and café in village centre. Offered on new lease.	TO LET Annual Rent : £5,700 New Lease AVAILABLE <i>Ref: MA1312</i>
	PENRITH 15/16, Princes Street	RETAIL SHOP/ CAFE PREMISES Sales/ seating areas on two floors. Kitchen and toilets. Suit range of uses, subject to planning. Good town centre position next to New Squares Shopping Centre. Edge of Lake District market town. Available from May 2024.	TO LET Annual Rent : £10,500 New Lease AVAILABLE <i>Ref: MA1363</i>
	WORKINGTON 18, Jane Street	RETAIL SHOP UNIT Ground floor town centre lock-up shop unit. Total floor area 36.7 sqm (395 sqft). Situated within regional shopping centre. West Cumbria coastal town.	TO LET Annual Rent (+VAT) : £5,500 New Lease UNDER OFFER <i>Ref: MA1328</i>
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 <i>Ref: MA1272</i>
	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 <i>Ref: MA1273</i>
	CONFIDENTIAL Cumbria	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 £555,000 net. Rent £34,000 per annum.	FOR SALE Offers Around : £140,000 Leasehold AVAILABLE <i>Ref: MA1268</i>