



MERE
COMMERCIAL
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AGENCY | ADVICE | VALUE



ACROSS THE NORTH OF ENGLAND



FOR SALE

RETAIL SPACE

12 Devonshire Street, Penrith, Cumbria, CA11 7SR

SIZE
836 SQ FT / 77.7 SQ M

• Located in Town
Centre

• Grade II listed building.

• Located 1 Mile from the A66

PROPERTY PARTICULARS

THE PROPERTY.

KEY FEATURES

77.7 SQ M / 836 SQ FT

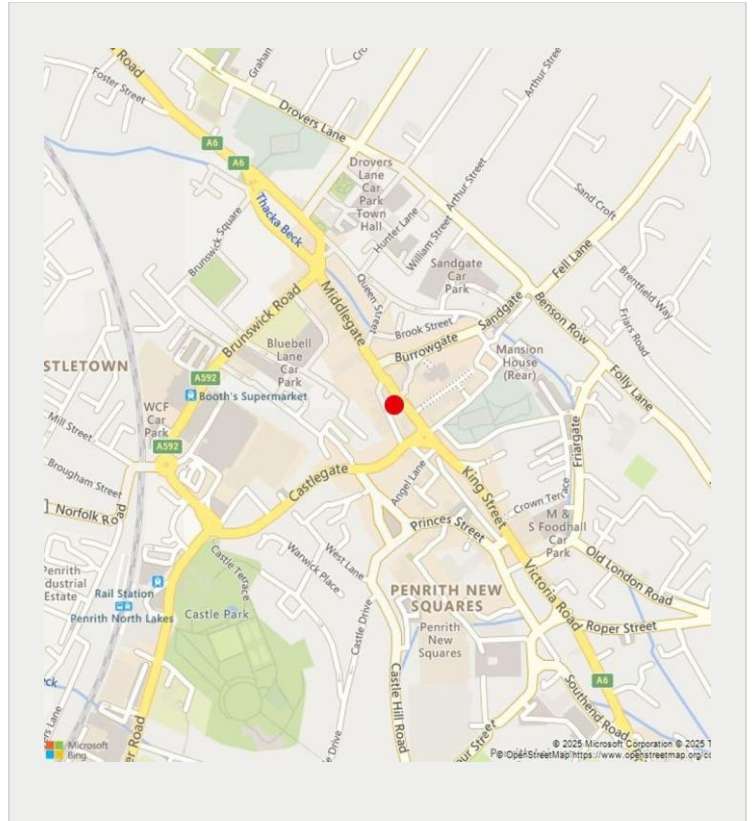
- 4 Storey vacant property
- Close to amenities
- High levels of foot traffic

LOCATION

The property is located on the western side of Devonshire Street in Penrith town centre. Nearby is The George Hotel, Eden Valley Hospice and Greggs.

Penrith is a market town, situated just to the north-east of the Lake District National Park, with a population of around 15,000. Traditionally a farming area, the town also has local and regional businesses and tourist trade throughout the year. It is at J40 of the M6, which links with the west-east A66 trunk road, and 20 miles south of Carlisle and has a railway station on the West Coast Main Line.

Local facilities include two secondary schools, a range of independent shops, pubs, cafes, a leisure centre and auction mart. Major retailers in the town include Argos, Peacocks, B&M, B&Q, Boots, Booths, Sainsburys, Morrisons, Aldi and M&S Foodhall. The property lies in the 'narrows' on the main shopping street in the centre of Penrith providing an excellent retail or service position.

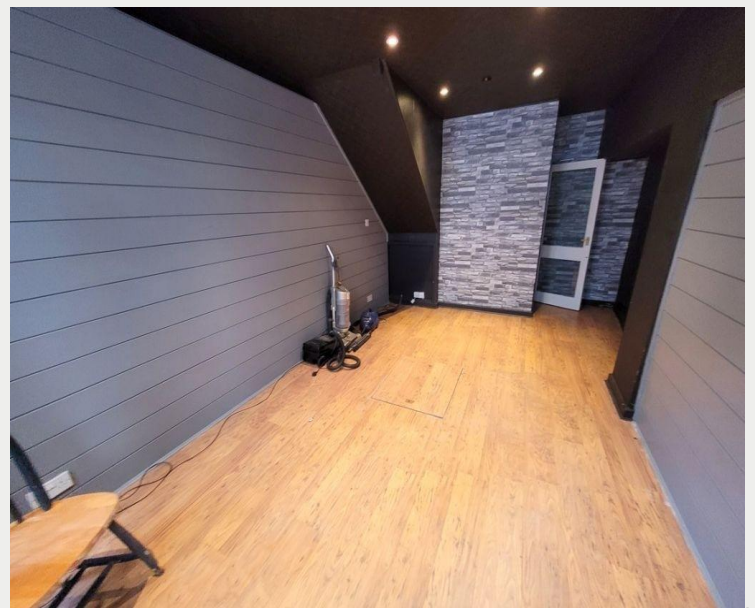


THE PROPERTY

Opportunity to acquire a vacant commercial property comprising ground floor retail with office and storage accommodation on the upper floors. The property comprises a period Grade II Listed 4-storey stone building with pitched tiled roofs.

The ground floor sales area has a display window, and the upper floors provide useful ancillary office and storage accommodation with a toilet on the third floor.

In addition, a basement is accessed via a hatch from the ground floor. The basement hatch could be moved and a staircase put down as a replacement.



ACCOMMODATION

FLOOR / AREA	SQ FT	SQ M
Ground Floor	174	16.2
First Floor	137	12.7
Second Floor	171	15.9
Third Floor	180	16.7
Cellar	174	16.2
TOTAL	836	77.7

SERVICES

We understand that the property is connected to mains electricity, water, and drainage. Prospective purchasers should satisfy themselves as to the availability, capacity and suitability of all services prior to purchase.

PARKING / LOADING

The property does not benefit from dedicated customer parking, with on-street parking available within the town and in the immediate vicinity of the property.

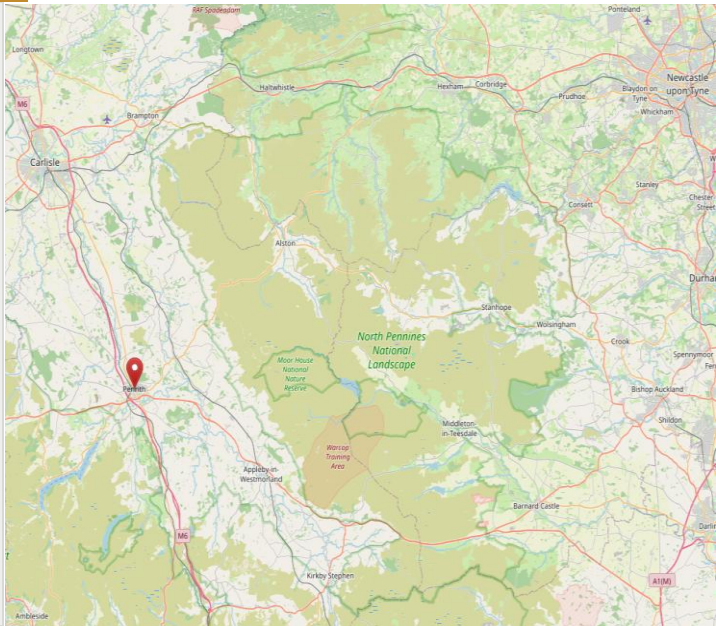
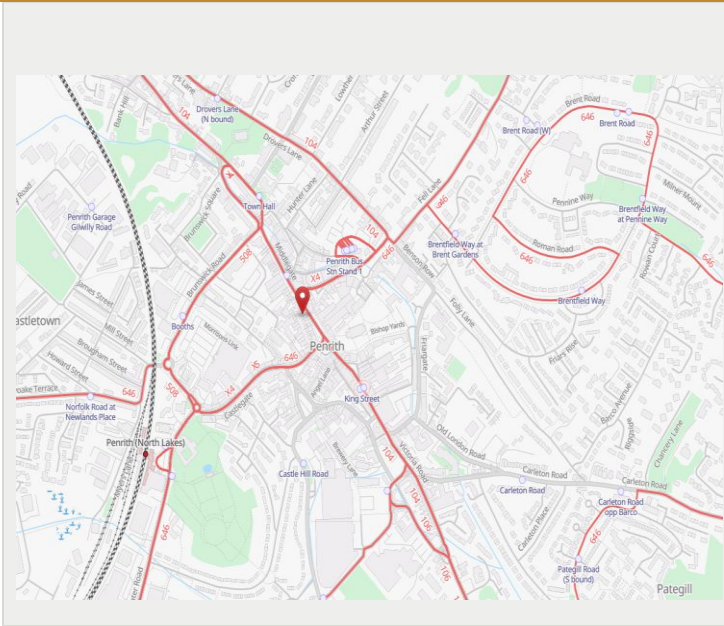
EPC

The property has an Energy Performance Certificate of D. The current EPC expires on 12/02/2034.

CONNECTIVITY

The property is situated less than one 1 mile from Penrith Railway Station, less than one mile from the A66 and one mile from the M6 motorway, providing convenient access throughout Cumbria and the wider regional road network.

The 563 Service; which has a bus stop situated in close vicinity to the the property, travels from Penrith to Appleby and Kirkby Stephen. The 508 Service travels to Windermere in the Lake District and onto Kendal.



PHOTOGRAPHS



TERMS The property is held freehold and is offered with vacant possession.	RENT / PRICE Offers in the region of £110,000 are invited for the freehold property.	VAT We understand that VAT is not applicable. Prospective purchasers and tenants should satisfy themselves as to the VAT position and seek appropriate professional advice.
BUSINESS RATES The current rateable value for the property is £5800, however the property may be eligible for Small Business Rate Relief.	EPC 12 Devonshire Street has an EPC of D. The current EPC expires on 12/02/2034.	LEGAL COSTS N/A
VIEWING Strictly by appointment only. Contact Mere Agency Email: George.chambers@merecommercial.co.uk.	FURTHER INFORMATION / CONTACT Richard Butterworth 01768 483 498 Info@merecommercial.co.uk merecommercial.co.uk	

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