

## Retail Shop



**12 DEVONSHIRE STREET  
PENRITH  
CUMBRIA CA11 7SR**

**FOR SALE FREEHOLD  
GUIDE PRICE: £110,000**

- **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**
- **Available immediately with vacant possession**

Ref MA1362

Flusco House, Flusco  
PENRITH  
CUMBRIA CA11 0JA

tel: 017684 83498

email: [info@merecommercial.co.uk](mailto:info@merecommercial.co.uk)



## Location

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, WH Smiths, 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.

## Description

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.

## Accommodation & Floor Areas

Floor	Description	Sqm	Sqft
Ground	Sales Area	16.2	174
First	Office	12.7	137
Second	Office	15.9	171
Third	Office/ Store	16.7	180
	Net Frontage	3.00m	9'10"
	Shop Depth	5.10m	16'9"

All references to areas and dimensions are deemed to be approximate.

## Services

We are advised that the property is connection to mains water, electricity and drainage. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

## Fixtures & Fittings

Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

## Tenure

We are advised the property is freehold and is offered with vacant possession.

## Rates

Description in list: Shop & premises  
Rateable Value: £6,500

## Energy Performance Certificate

Energy Rating: D.

A copy of the EPC is available on our website.

## Planning

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority, Westmorland & Furness. The property is Grade II Listed and is in a No Conservation area.

## Vat & Stamp Duty

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

## Finance

If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

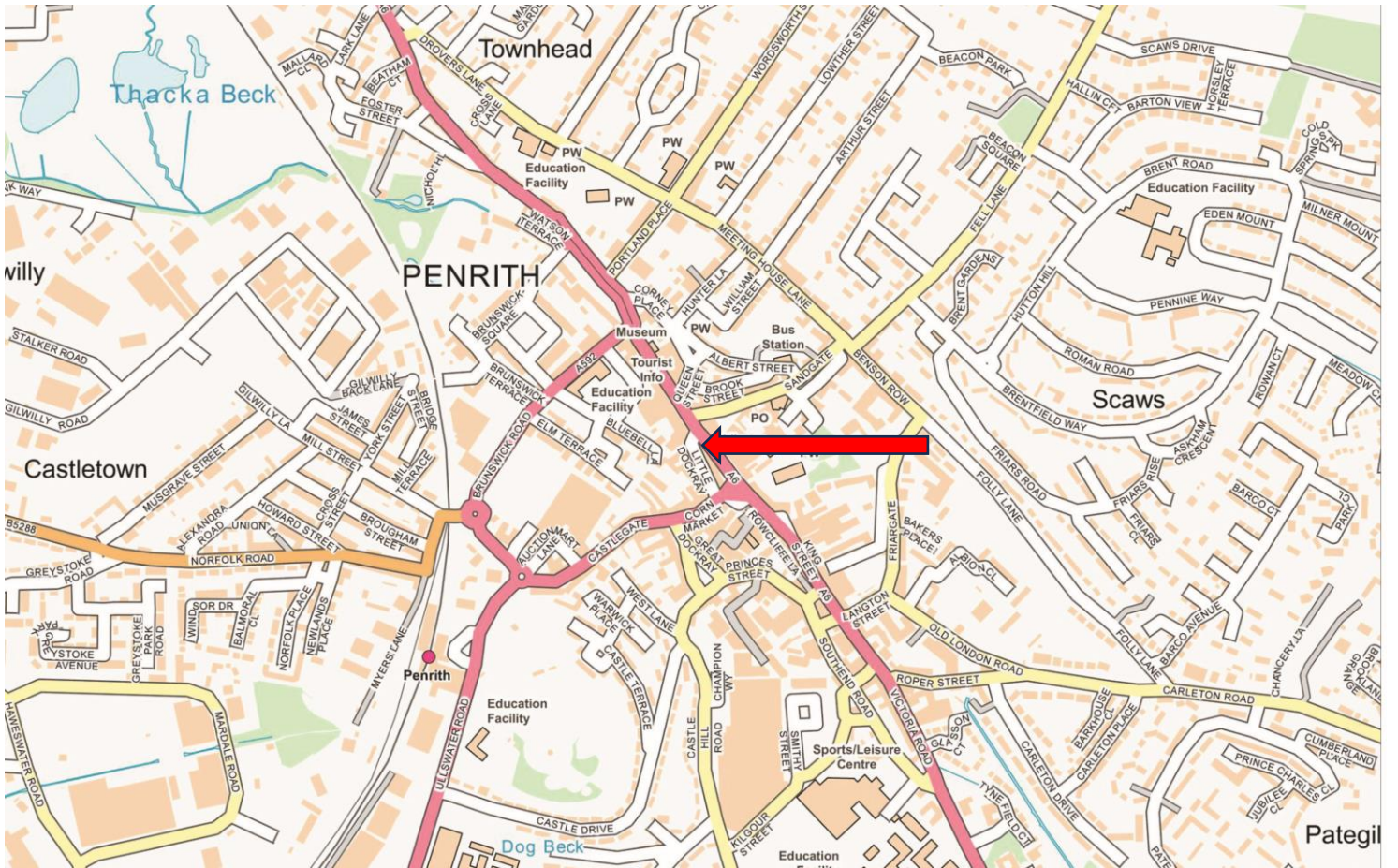
## Money Laundering Legislation

Estate Agents are obliged to obtain evidence of identity and proof of address of buyers and tenants to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

## Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 15/02/2024





Reproduced from the Ordnance Survey Map with the sanction of the Controller of H M S O. Licence No. LAN1001450. Not to Scale. For Identification purposes only. Date: 29/07/24

Mere Commercial Ltd for themselves and for the vendors/ landlords of this property whose agents they give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employ of Mere Commercial Ltd has any authority to make or give any representation or warranty in relation to this property; all statements contained in these particulars are given without responsibility on the part of Mere Commercial Ltd and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

Registered Office: 14a, Hartness Road, Penrith, Cumbria, CA11 9BD. Registered Number 9396267 England.  
Regulated by RICS