

## Commercial Investment Opportunity



1 BRIDGE END  
THE SANDS  
APPLEBY  
CUMBRIA CA16 6XN

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

- 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

Ref MA1380

Flusco House, Flusco  
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## Overview

A shop with ancillary accommodation on two floors which is currently used as a Pizza takeaway. The lease expires on 26 May 2025 and is excluded from the renewal provisions of the Landlord and Tenant Act 1954. There are a number of possible investment, trading or development options.

The building underwent substantial renovations in 2022 including re-roofing, like-for-like replacement of structural timbers, new common rafters, battens, new & re-used slates, removal of cement render & re-rendering with lime, limewashing and replacement of shop front windows

## Location

Appleby-in-Westmorland is an historic and picturesque market town, situated in the Eden Valley area of Cumbria close to the North Pennines and the Lake District, with a population of around 3,000. The local economy is based on tourism, farming and small businesses. It is 14 miles from M6 J40 at Penrith via the A66 trans-Pennine road and has a railway station on the Carlisle-Settle line. Local facilities include a grammar school, a range of independent shops, cafes, delicatessens, a leisure centre and it is home to the annual Appleby Horse Fair. The property lies in the town centre, adjacent to St Lawrence Bridge over the River Eden and fronting The Sands.

## Description

Two storey Grade II Listed period building at the end of a row of buildings and comprising a ground floor shop with ancillary store/ prep room and first floor bathroom and storeroom with a small patio area overlooking the river at the rear.

## Accommodation & Floor Areas

Floor	Description	Sqm	Sqft
Ground	Shop	37.2	400
	Prep/ Store	13.4	144
First	Storeroom	10.7	115
	Bathroom	4.3	46
Total Area		65.6	706

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

## Services

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

## Fixtures & Fittings

Included in the sale is an inventory of trade fixtures, fittings, equipment and furnishings. Any items not included in these particulars, or the inventory are excluded.

## Tenure

We are advised the property is freehold.

## Occupational Agreement

The property is subject to a lease to the current tenant, which expires on 26 May 2025, at a rent of £4,800 per annum. The lease includes the inventory of trade equipment used to run the pizza takeaway business trading from the premises.

## Rates

Description in list:	Shop & premises
Rateable Value:	£3,400

*The property qualifies for 100% small business rates relief.*

## 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 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

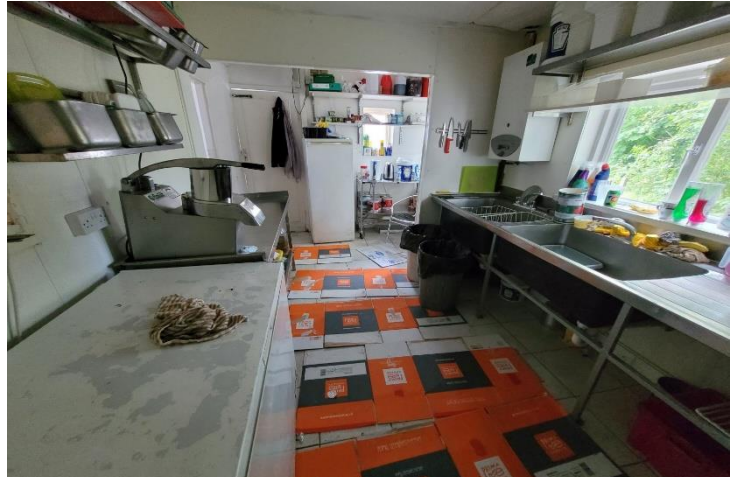
If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

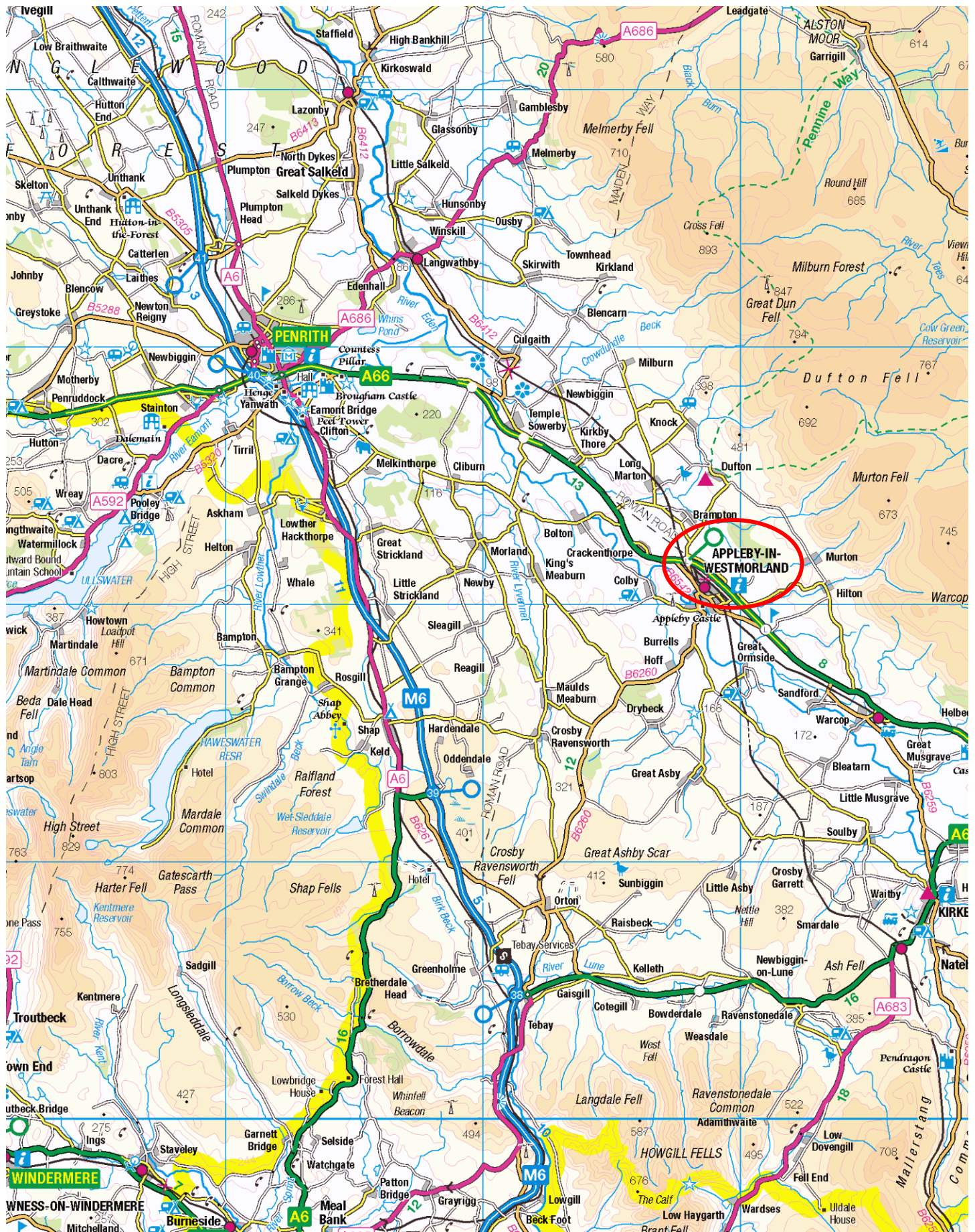
## Money Laundering Legislation

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 06/09/2024.





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