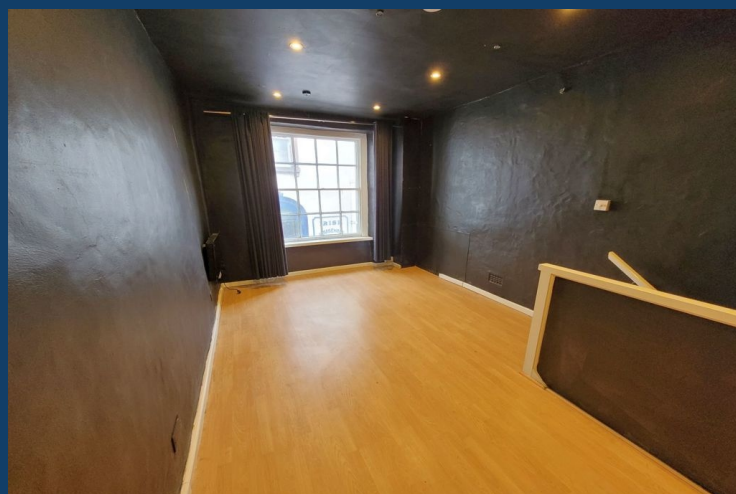


FOR SALE
77.7 Sq M



12 DEVONSHIRE STREET, PENRITH, CUMBRIA, CA11 7SR

- Commercial property comprising ground floor retail with office & storage space on the upper floors.
- Prominent town centre position
- Attractive 4-storey Grade II Listed period stone building
- Ground floor sales area 16.2 sqm (174 sqft)
- Available immediately with vacant possession

DGRE

12 DEVONSHIRE STREET, PENRITH, CA11 7SR

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

Net Frontage 3.00m 9'10"
Shop Depth 5.10m 16'9"

	Sq M	Sq Ft
Ground floor	16.2	174.38
First floor	12.7	136.7
Second floor	15.9	171.15
Third floor	16.7	179.76
Cellars	16.2	174.38
TOTAL	77.7	836.36

Location

The property is located on the western side of Devonshire street in Penrith town centre. Nearby is The George Hotel, N. Arnistons & Sons, Harpers Toys, 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, 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.

Tenure

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

VAT

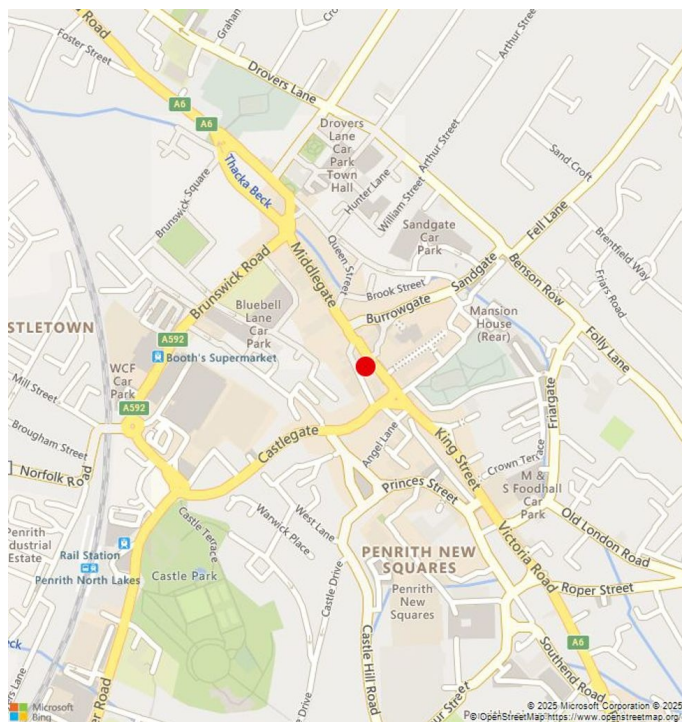
All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Planning Information

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.

Services

We have been advised that the property has 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.



Additional Information

Price

£110,000 for the Freehold

EPC

Energy Rating: D.

Viewing

Strictly through DGRE

DGRE Agency Admin

03333201400

admin@dgre.uk