

FOR SALE / TO LET



2 BRIDGE STREET • APPLEBY-IN-WESTMORLAND • CA16 6QH

CARIGIET
COWEN

Location.

Appleby is a popular market town situated approximately 15 miles south-east of Penrith and junction 40 of the M6 motorway. The town sits immediately south, just off the A66 east-west trunk road which links Penrith with Scotch Corner and the A1 on the east of the country.

The property is situated on Bridge Street, the main thoroughfare within Appleby town centre, just south of the River Eden bridge in an area with a variety of local shops, pubs and a SPAR and Co-Op convenience stores.

The town draws on the large agricultural surrounding area but also the annual Appleby horse fair, which attracts travellers in the month of June year on year.

The location of the subject premises is shown circled in red on the plan adjacent

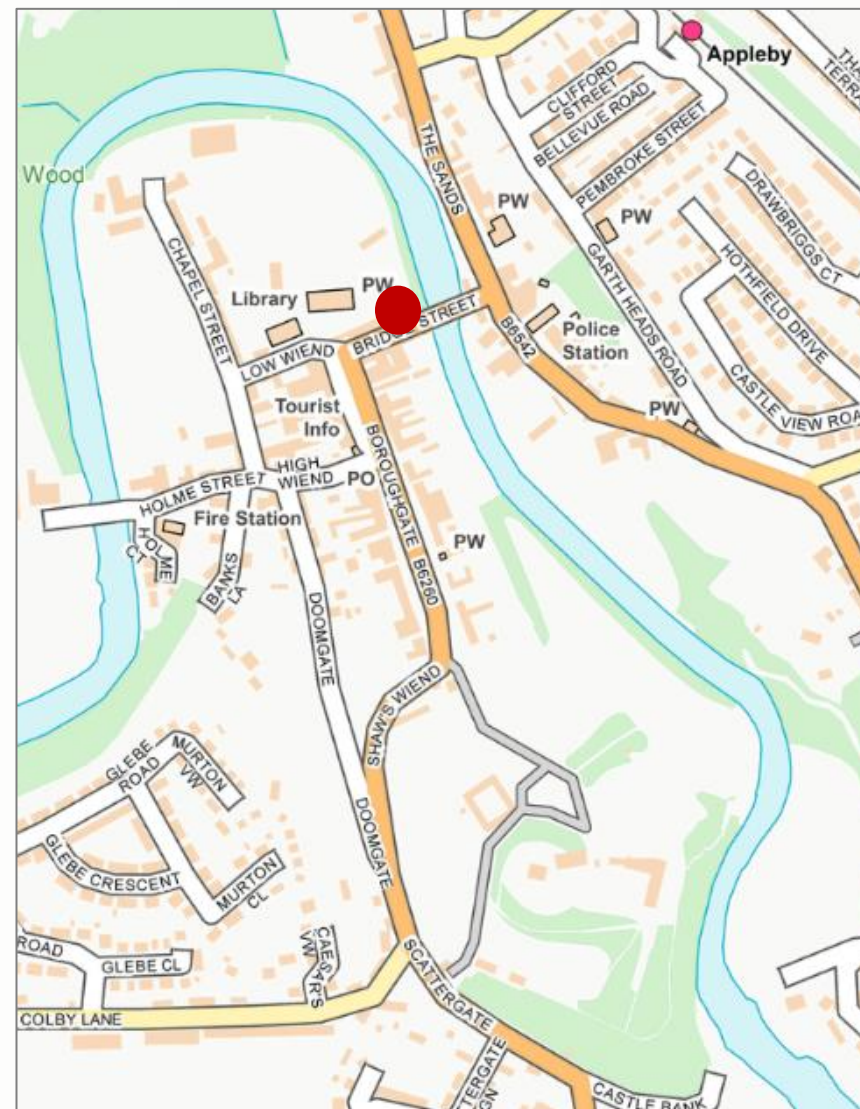
Description

2 Bridge St is a three-story mid-terraced building of sandstone block construction, which sits under a pitched slate roof with extensive window frontages onto Bridge Street.

The ground floor provides a self-contained retail unit consisting of a rectangular-shaped and open-plan space to the front and a commercial kitchen situated at the rear. Separate male and female toilets are also located on the ground floor. This unit could become totally self-contained.

The upper floors benefit from their own self-contained access or can be interlinked with the ground floor commercial unit. The first floor provides three large rooms currently suitable for stores and offices, and the second floor, which is fitted out as a residential flat, has two large rooms, a spacious kitchen and a bathroom.

There is an additional WC which is situated on the stairs landing between the ground and first floor.



Accommodation

2 Bridge Street provides the following useable floor areas:

Description	Area Sq M	Area Sq Ft
Ground Floor	73.71	793
Male & Female WC's		
First Floor	74.61	803
WC on Landing		
Second Floor	42.54	458
Total	190.86	2,054

Sale Terms

The freehold interest is offered **FOR SALE** and offers in the region of **£235,000** are invited.

Lease Terms

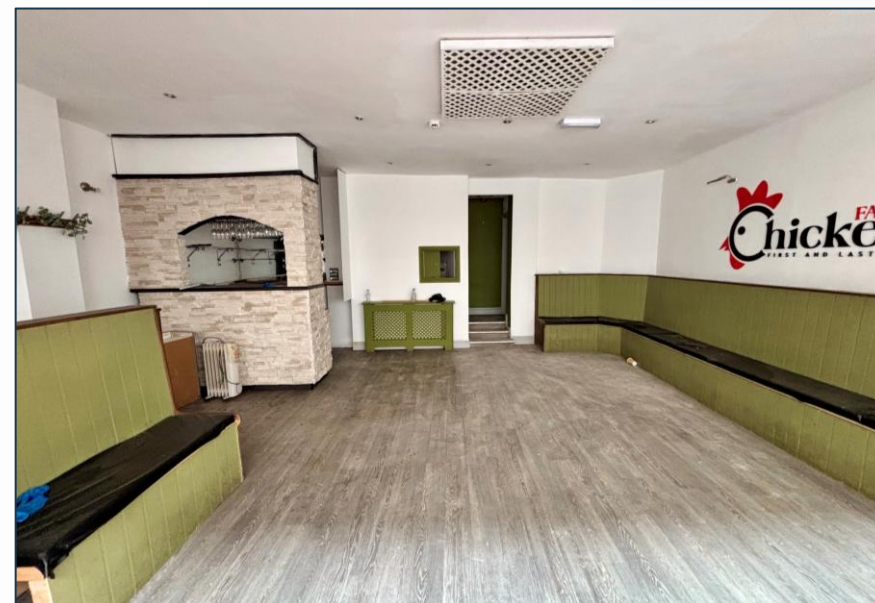
The property is available **TO LET** as a whole for a term of years to be agreed, at a rent of **£18,500 per annum exclusive**.

Services

The property is connected to mains water, drainage, electricity and gas.

Planning

We understand the property holds planning permission under Use Class E for the ground floor and residential C3 for the second floor currently, but may be suitable for other uses subject to obtaining all necessary consents. Interested parties should contact the Local Authority for planning enquiries.



First Floor**Second Floor**

Business Rates

The Valuation Office Agency website describes the property as Restaurant and premises with a 2026 List Rateable Value of £9,700.

The Valuation Office Agency website describes the first floor as Hairdressing salon and premises with a 2026 List Rateable Value of £3,450.

The Small Business RHL Non-Domestic Rate multiplier for the 2026/27 rate year is 38.2p in the £

Interested parties are advised to make their own enquiries with the local authority to confirm the rates payable.

Council Tax

The second floor flat sits under council tax rating – A

Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

VAT

We understand VAT is not payable on the rent or purchase price.

Costs

Both parties will bear their own legal and professional costs involved in the transaction.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

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