



WALTON
GOODLAND

Chartered Surveyors

FOR SALE

T: 01228 514199

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1,125 Sq. f.t. (105 Sq. m.) / OIRO **£175,000**

105 Scotland Road, Penrith, Cumbria, CA11 7NR

Self contained Industrial unit fronting A6.

- Double roller shutter access
- Solid concrete floor
- Additional storage/workshop area with pedestrian access
- Located between Esso and BP petrol stations with a large quantity of passing traffic.
- Easy access to penrith town centre.
- Suitable for alternative use (subject to planning)



LOCATION

The property is prominently situated on Scotland Road within the established commercial area of Penrith. The location benefits from excellent connectivity, with easy access to Junction 40 of the M6 motorway, providing strong transport links to the North West, Scotland, and the North East.

Penrith town centre is within close proximity, offering a range of amenities and services.

DESCRIPTION

The property comprises a self-contained industrial unit of stone and brick construction with a pitch roof, suitable for a variety of uses including light industrial, storage, or trade counter (subject to planning).

The unit provides clear open-plan accommodation with vehicular access and ancillary workshop/storage space.

ACCOMMODATION

The property comprises the following approximate areas:-

Main Industrial Unit - 840 Sq. f.t. (78 Sq. m.)

Workshop/Store - 285 Sq. f.t. (26 Sq. m.)

Roller Shutter doors - 3m High and 4.29m Wide

Total - 1,125 Sq. f.t. (105 Sq. m.)

SERVICES

Mains water, and electricity are connected to the property. None of the services or associated plant has been tested.



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PRICE

Offers in the Region of £175,000

All figures are exclusive of VAT and all other outgoings.



PLANNING

Interested parties can enquire of Westmoreland and Furness Council at www.westmorlandandfurness.gov.uk or alternatively telephone: 0300 373 3300.



TENURE

Freehold with vacant possession.



EPC

This property is a warehouse/store and is not heated.



BUSINESS RATES

Rateable Value - £4,450

Interested parties should contact Westmoreland and Furness Council at www.westmorlandandfurness.gov.uk or alternatively telephone: [0300 373 3300](tel:03003733300).



VAT

All prices are quoted exclusive of and may be liable to Vat.



VIEWINGS & CONTACT

All enquiries to Walton Goodland