



WALTON
GOODLAND

Chartered Surveyors

FOR SALE

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207 Sq. m. (2,228 Sq. ft.) / OIRO **£75,000**

18 Queen Street, Penrith

Cumbria, CA11 7XF

SUMMARY

- DEVELOPMENT OPPORTUNITY
- COMPLETE REFURBISHMENT REQUIRED
- MID TERRACE TWO STOREY FORMER COMMERCIAL SHOP WITH EXTENSIVE STORES
- CENTRAL PENRITH LOCATION
- ATTRACTIVE REAR ASPECT OVERLOOKING THACKA BECK
- LARGE ATTACHED GARAGE PROVIDING PARKING OR FOR REDEVELOPMENT
- JUNCTION OF QUEEN STREET, HUNTER LANE & STRICKLANDGATE





LOCATION

The property is well located within Penrith town centre occupying a street frontage position close to all local amenities.

The property sits at the junction of Queen Street, Hunters Lane and Stricklandgate in a mixed use commercial and residential area close to Penrith Town Hall and to the rear of the Penrith & Eden Museum.

DESCRIPTION

A deceptively spacious part single, part two storey property of traditional stone construction with part rendered elevations. The building comprises a small ground floor shop with spacious associated stores including a large garage.

Note: The property requires complete renovation throughout and is sold as seen as a development opportunity.

ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor - 1,624 Sq. ft. (151 Sq. m.)

First Floor - 604 Sq. ft. (56 Sq. m.)

Total - 2,228 Sq. ft. (207 Sq. m.)

SERVICES

Mains water, drainage, gas and electricity are connected to the property however none of the services or associated plant has been tested.

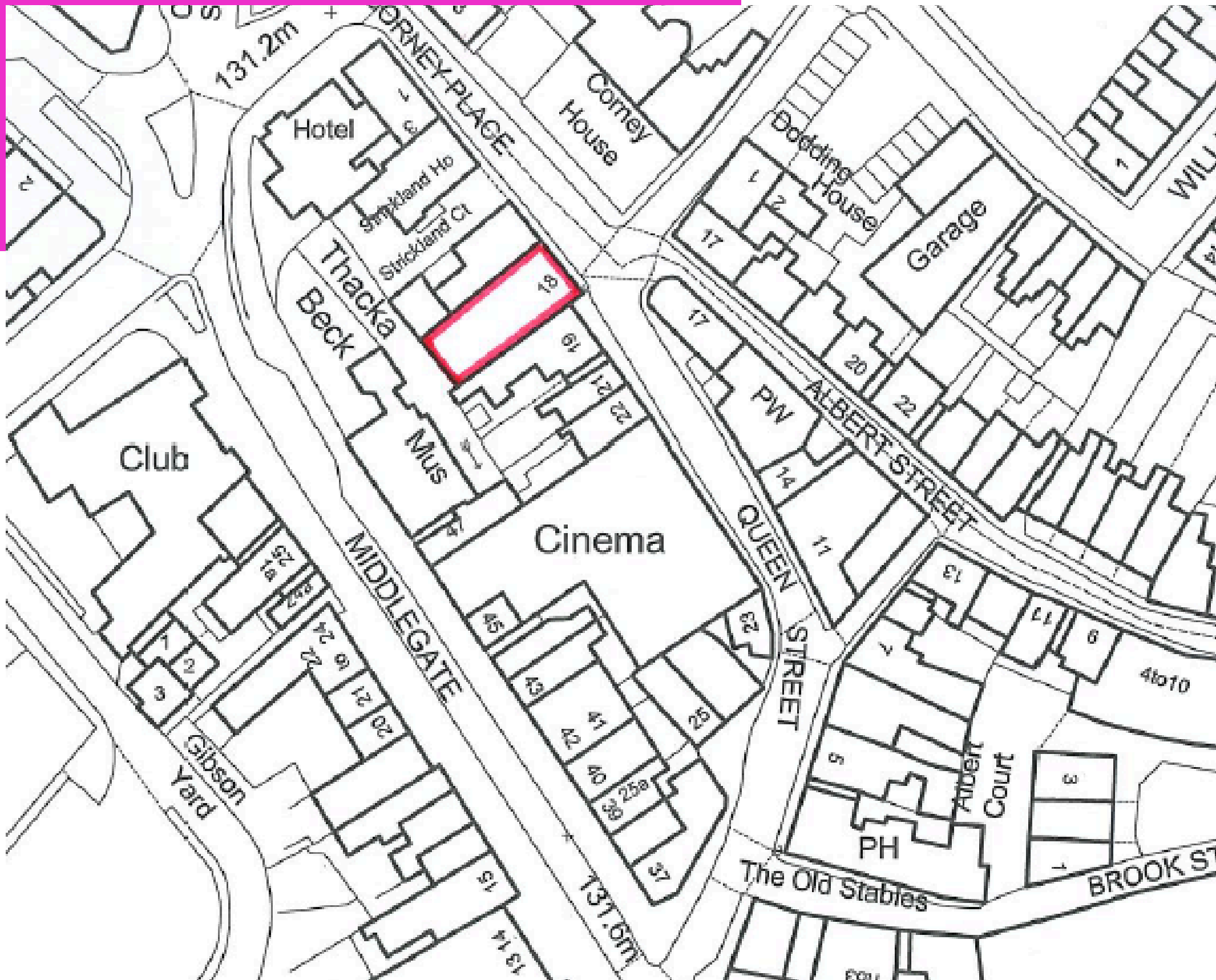


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PRICE

OIRO £75,000, exclusive.



TENURE

Freehold with vacant possession on completion.



USE

Previously used as a commercial shop and stores for the maintenance of electrical goods.

The property is NOT a listed building but is situated within the Penrith town centre Conservation Area.



EPC

The property is a development opportunity.



BUSINESS RATES

RV = £3,850

If this is your only commercial premises and the Rateable Value is less than £12,000 then you may be entitled to nil (£0) rates.

Interested parties are advised to contact Westmorland & Furness Council on: [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.