

FOR SALE – Edge of Town Office Building
Compton House, 104 Scotland Road, Penrith, Cumbria CA11 7NT

Edwin
Thompson



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An opportunity to purchase a substantial edge of town office building offering accommodation at ground, first and second floor. 104 Scotland Road is situated at the northern aspect of the attractive market town of Penrith with excellent roadside frontage, private parking and currently arranged as an office, but would be suitable for a range of alternative uses, subject to planning.

Appleby 14 miles

Carlisle 18 miles
(distances approximate)

Keswick 17 miles

An imposing sandstone and slate building, on the edge of the desirable market town of Penrith.

The property provides office accommodation arranged over ground, first and second floor which could be reconfigured to suit a purchaser's specific requirements.

To the rear is private secure parking for approximately 6 vehicles.

The property is situated in a prominent position on Scotland Road, the main arterial road into Penrith town centre from the north and is within walking distance to all of the town's amenities.

The property would also lend itself to a variety of alternative uses including staff accommodation, conversion to residential flats or continued use as a offices.

Guide Price £125,000, exclusive

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LOCATION

The property occupies a prominent position on Scotland Road, a short walk to the north of the main shopping core of Penrith town centre, Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated just 3 miles to the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 motorway network providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 16,701 (2021 Census) and is located within Eden District with a District population of over 54,700 (2021 Census). Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

The town is a popular tourist destination due to its proximity to the Lake District National Park, Yorkshire Dales and ease of accessibility. Penrith is a stopping point on a number of the Coast to Coast routes and is supported by good retail and leisure facilities including Sainsbury's, Booths, Morrisons and Aldi Supermarkets as well as Boots, M&S Food, Argos and WHSmith.

Scotland Road forms part of the A6, one of the main routes into Penrith town centre connecting to the A66, less than 1 mile away and becoming part of Middlegate and King Street travelling south into the town centre.

The local vicinity boasts a mixture of leading high street brands and local covenant occupiers including Costa Coffee, Greggs, Peacocks, Sports Direct, United Colors of Benetton, as well as a variety of local gift shops, cafes, leisure outlets and banks.

THE PROPERTY

The property provides a detached office building which includes a mixture of UPVC double glazed and timber framed single glazed windows underneath a multi-pitched slate roof with UPVC rainwater goods.

Internally the property is arranged as a reception, filing room, offices, WC and kitchen at ground floor, further offices and storage at first floor and two storage rooms with former bathroom at second floor.

Ground Floor

Reception – carpeted flooring, plaster painted walls, wallpapered ceiling, LED strip lighting, wall mounted radiator, UPVC double glazed front display window, UPVC double glazed pedestrian doors, dado rail and exposed timber beams.

Store by reception – carpeted flooring, wallpapered walls, plaster painted ceiling, LED strip lighting, wall mounted radiator, UPVC double glazed windows and dado rail.

Office 1 – carpeted flooring, plaster painted walls, LED strip lighting, wall mounted radiator, UPVC double glazed window, dado rail and exposed timber beams.

Office 2 – carpeted flooring, plaster painted walls, wallpapered ceiling, LED strip lighting, UPVC double glazed window, dado rail and cornicing.

Kitchen – timber effect vinyl flooring, plaster painted walls and ceiling, spot lighting, wall mounted radiator, UPVC double glazed windows and wall and floor mounted units with tile splashback.

First Floor

The first floor provides four offices and a store with carpeted flooring, wallpapered walls and ceiling, strip lighting, wall mounted radiator, UPVC double glazed window and two offices benefit from attractive with fireplace.

Second Floor

The second floor is arranged as a bathroom with a bath and WC and two storerooms. The rooms provide exposed timber and boarded flooring, wallpapered walls, downlighting and a mixture of single glazed and double glazed Velux window.

External

The rear of the property provides car parking for approximately 6 vehicles with a tarmacadam finish, bounded by timber fencing, accessed via a side private entrance. The rear car park provides access to the rear entrance of the property.



ACCOMMODATION

The property has been measured on a net internal area basis, as follows:

Net Internal Areas		
Ground Floor	79.33m ²	(854 sq ft)
First Floor	70.33m ²	(757 sq ft)
Second Floor	43.87m ²	(472 sq ft)
Total Approximate Net Internal Area	193.53m²	(2,083 sq ft)
Site Area	0.036 Hectares	0.0901 Acres

SERVICES

The property is connected to mains electricity, water, gas and the mains drainage/sewerage system.

Heating to the property is via a gas fed boiler supplying heating and hot water to radiators and WC facilities throughout the accommodation.

Prospective purchasers should make their own enquiries as to the services available for future use.

TENURE

It has been advised the land and property is available freehold with vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate is available on request from the selling agent and are available to download from the Edwin Thompson Website.

RATEABLE VALUE

We understand from the VOA website that 104 Scotland Road has a Rateable Value of £10,250 and is described as an office and premises.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 0300 373 3300.

PROPOSAL

Offers are invited at a guide price of £125,000 exclusive for the freehold interest with vacant possession.

It should be noted that our client is not obliged to accept the highest or any offer and are free to amend the details as they require without prior notice.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

VIEWING

The properties are available to view by prior appointment with Edwin Thompson LLP. Contact:

Joe Ellis - j.ellis@edwin-thompson.co.uk

Amelia Todd – a.todd@edwin-thompson.co.uk

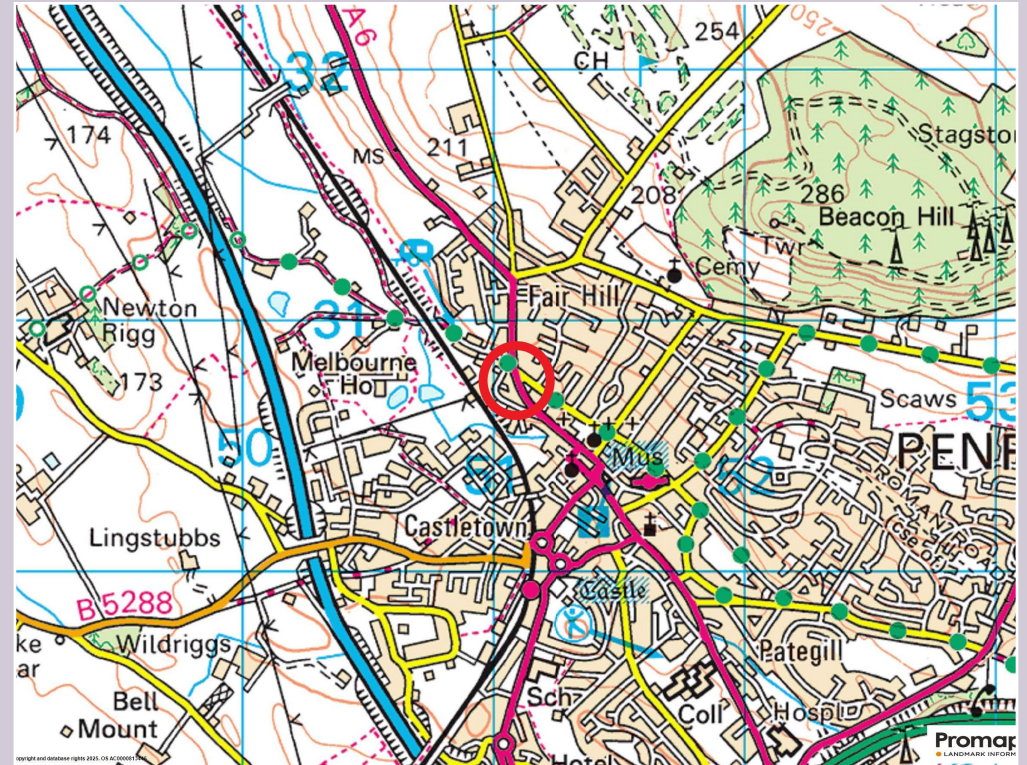
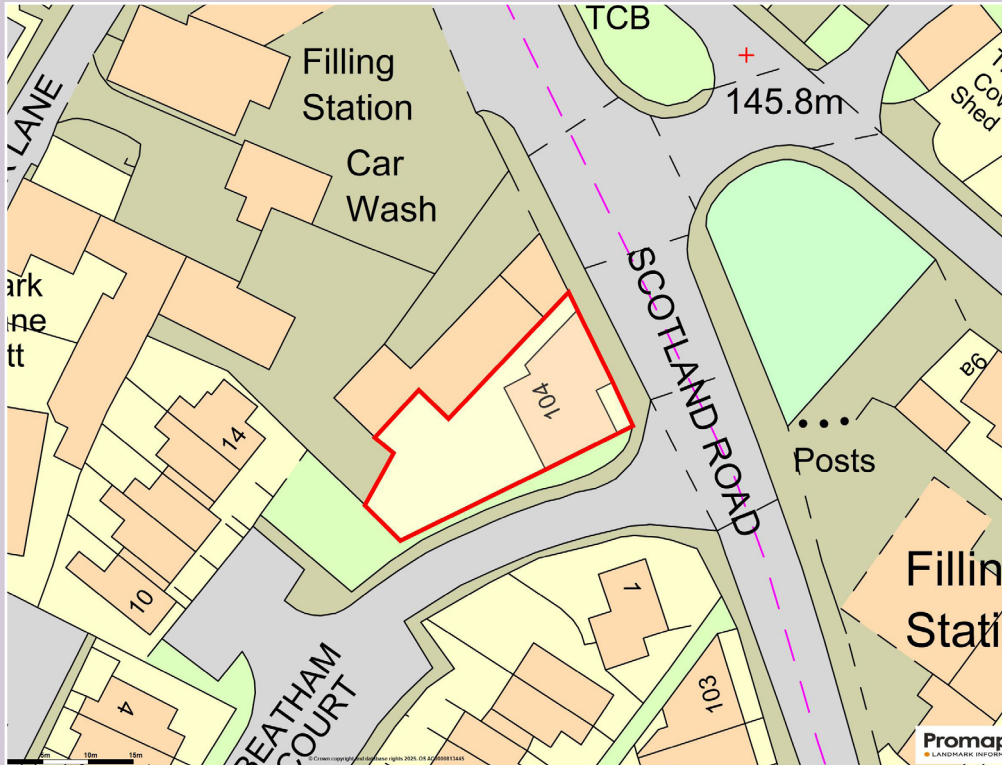
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Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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5. These particulars were prepared in March 2026

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