



Brunswick Road | | Penrith | CA11 7JU

Guide Price £450,000



**david britton**  
ESTATES

## Key features

- Incredible Commercial Opportunity
- In prime Location
- Live/Work or light industrial
- 0.25 acre site
- Approx 0.25 acre site
- In heart of Penrith Town Centre
- Currently used as a salvage yard/retail units
- Stone building previously used as a home & cafe
- Around 3000 sq.ft of buildings
- Outdoor seating area

## Description

An incredible opportunity for a 0.25 acre site in the heart of Penrith town centre. Currently trading as an antiques and salvage yard and split into a number of independent trading outlets, this prime location has wonderful 2000 sqft stone building, which has previously been used as a residential home and a café, a significant building which is around 3000sqft with an undercover seating area and outdoor kitchen, a large gated yard and a host of future flexible options, whether you are looking for a light industrial yard, storage space, a live/work environment with the conversion of the existing building into a home (STP) or to relocate an existing business premises, the opportunities are endless!

Sitting in the popular Brunswick road area of Penrith town, the Gateway to the Lakes, this site is ideally located with all local amenities, shops, schools and transport links just a stones throw away. The M6, West Coast Mainline and Lake District National Park are a short distance away.

This is a rare chance to own a prime site, in the heart of town for whatever your needs may be!

**\*\*Viewing strictly by appointment only\*\***

## Directions

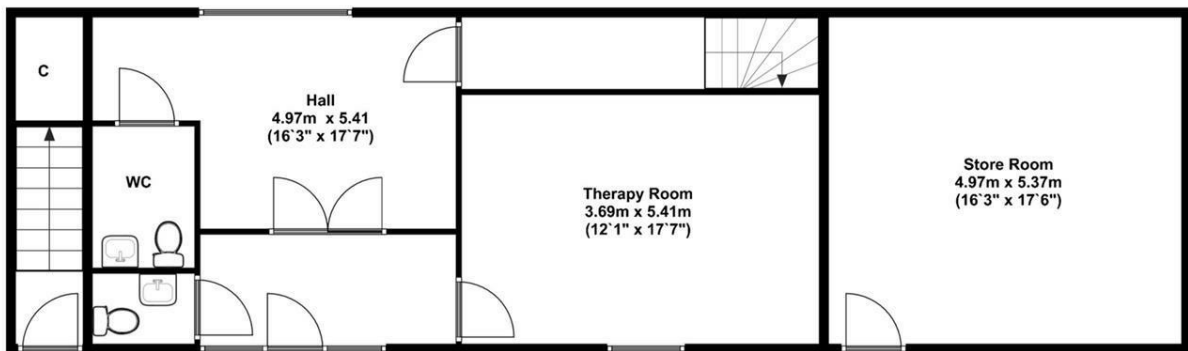




# Floor plans



**First Floor**  
Approx 94.00 Sq meters (1012.00 Sq feet).



**Ground Floor**  
Approx 94.00 Sq meters (1012.00 Sq feet).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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