



| Clifton | Penrith | CA10 2EA

Guide Price £135,000



**david britton**  
ESTATES

## Key features

- Superb opportunity in desirable village
- Large commercial building
- Flexible uses (STP)
- Desirable village location
- Large flexible use room with WC facilities
- Kitchen
- 2 further reception rooms
- In need of refurbishment in parts
- Excellent Transport Links
- Close to Lake District National Park

## Description

WONDERFUL COMMERCIAL OPPORTUNITY IN DESIRABLE VILLAGE OF CLIFTON!!

Dating back to 1897 and formally the village hall, this is a superb opportunity within the popular village of Clifton to acquire a large building with a vast array of flexible commercial uses or perhaps even for residential use, subject to the relevant planning consents. In need of refurbishment in parts, internally it comprises of a large open plan room, suitable for functions, classes, office space, three further reception rooms, kitchen and bathroom facilities. Externally to the side there is a fenced garden space and a parking area, adjacent to the building.

Located along the A6 between Penrith and Shap, this is an ideal location for those looking for a prominent property, within a rural village location. Clifton itself is very popular boasting an award winning pub/hotel, well regarded primary school, active village community and great access to the M6 and through into Penrith, where there is an abundance of local amenities, schools, shops, leisure facilities and a train station. The lake District National Park is just a short drive away.

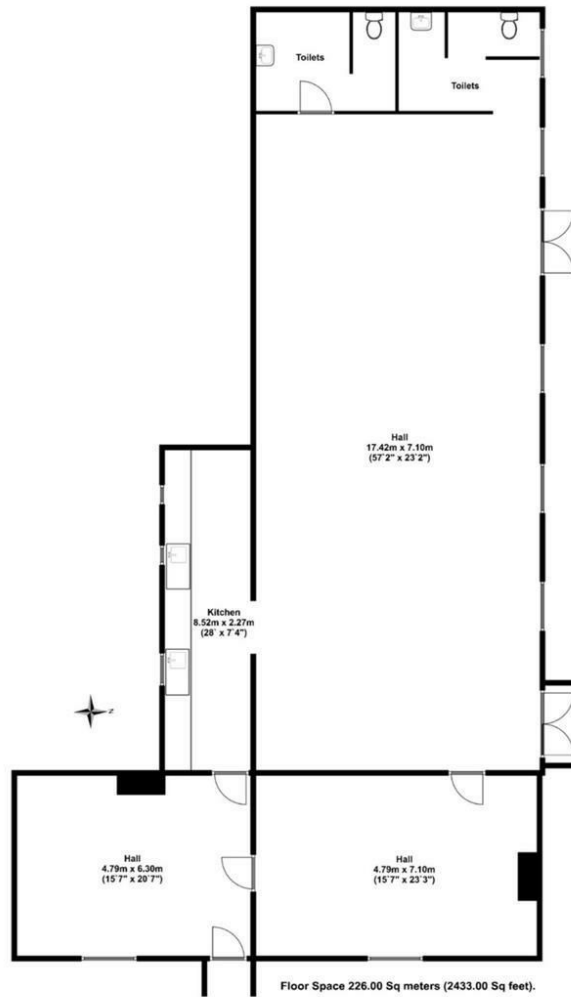
\*\* Viewing strictly by appointment only \*\*

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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