



Main Street | Shap | Penrith | CA10 3PW

Guide Price £500,000



**david britton**  
ESTATES

## Key features

- Commercial investment opportunity
- Popular Grade II listed Village Hotel
- 11 en-suite rental rooms
- Over 10,000 sq feet
- Bar and Function room
- 2 dining rooms
- Beer garden
- Car park
- Just outside the Lake District National Park
- planning permission for a butchers, a farm shop and a self contained flat

## Description

Fabulous opportunity to purchase one of Shap Villages most popular Hotels, with 11 rental rooms and planning permission for a butchers, a farm shop and a self contained flat!

## Directions





Floor plans



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



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
Penrith  
Cumbria  
CA11 9GR  
01768881111  
Sales@brittonestates.co.uk  
www.brittonestates.co.uk