

FOR SALE – Ground Floor Retail Premises

6-7 Great Dockray
Penrith
Cumbria
CA11 7BL

Edwin
Thompson



- Mid terrace ground floor lock up shop in Penrith Town Centre
- Potential to convert to alternative uses subject to planning
- Total Overall Net Internal Area of 67.05 sq m (722 sq ft)
- Available on a freehold basis

Guide Price - £60,000 exclusive

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LOCATION

The property is located on Great Dockray in the heart of Penrith town centre occupying a prominent town centre location and providing a good link between Angel Square and New Squares shopping districts. There are a number of national and local retailers, cafes, food shops and professional users all within the immediate vicinity. There are also a number of local pay and display car parks and disc zone areas.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District National Park. It is well located being on Junction 40 of the M6 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 15,000 (2011 Census) and is located within Eden District with a District population of over 51,000. 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.

DESCRIPTION

The property provides a mid terrace ground floor lock up shop providing an open plan sales area with ancillary staff, stock and WC facilities. The property could appeal to an owner occupier, local investor or potential developer to convert to residential use, subject to the relevant planning permissions.

ACCOMMODATION

It is understood that the premises provide the following approximate net internal areas:

Ground Floor Sales	59.40 sq m	(639 sq ft)
Ground Floor Ancillary	7.65 sq m	(82 sq ft)
Total Net Internal Floor Area	67.05 sq m	(722 sq ft)

PRICE

Offers are invited for the freehold interest at a guide price of £75,000 exclusive with vacant possession.

All enquiries to sole agents Edwin Thompson and it should be noted that our Client is not obliged to accept the highest or any offer.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

It is understood from the VOA website that 6-7 Great Dockray has a Rateable Value of £6,700.

Prospective purchasers should check the exact rates payable with Eden District Council – Tel: 01768 817817.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C74 and a copy of the Energy Performance Certificate is available upon request.

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.

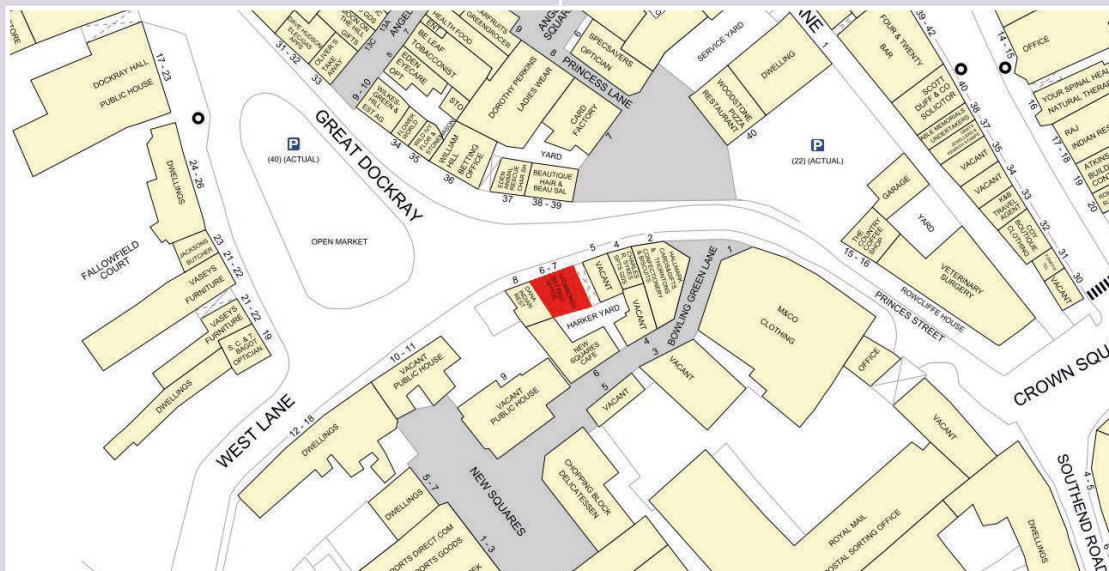
VIEWING

The property is available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

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

Tel: 015394 48811

www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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