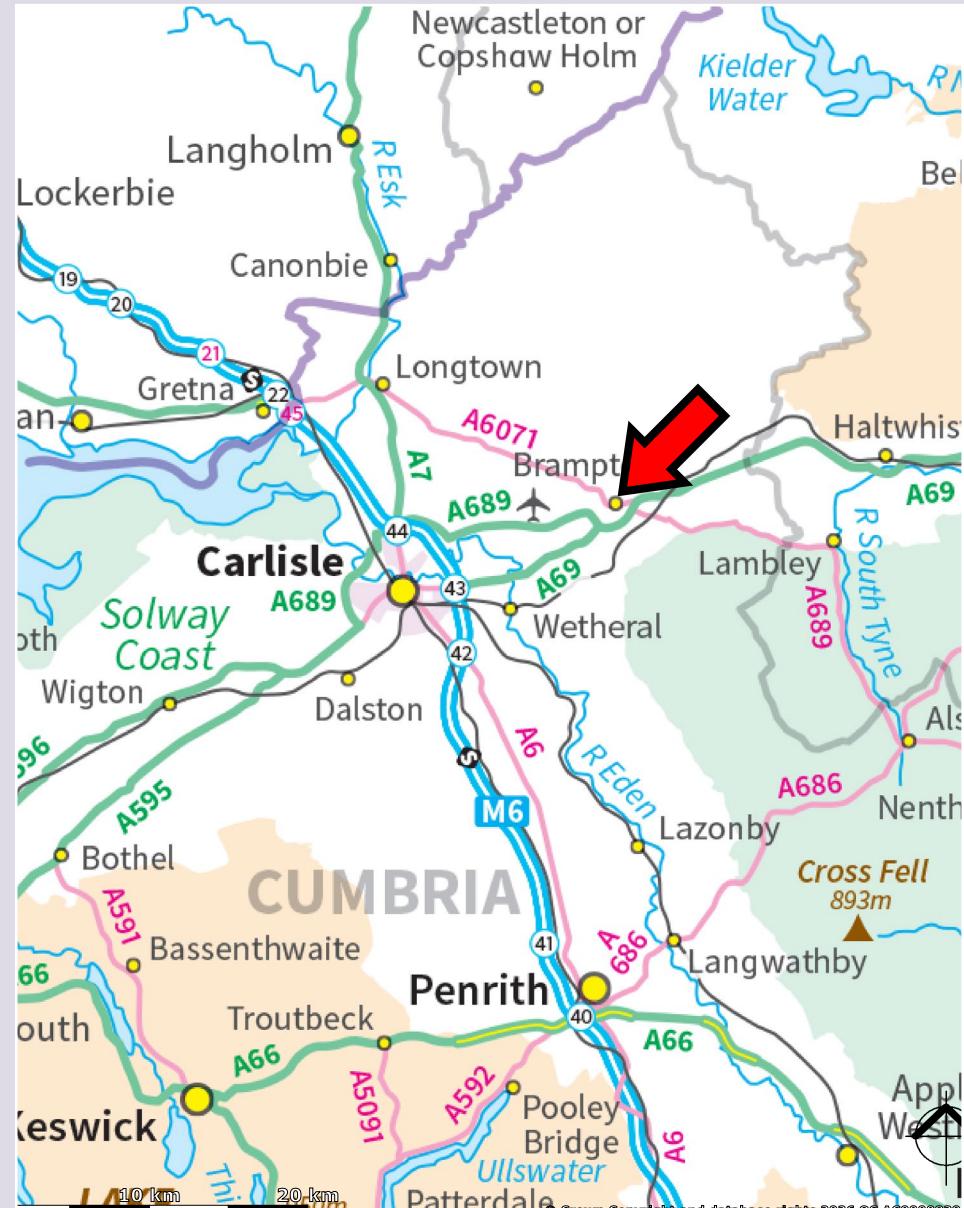
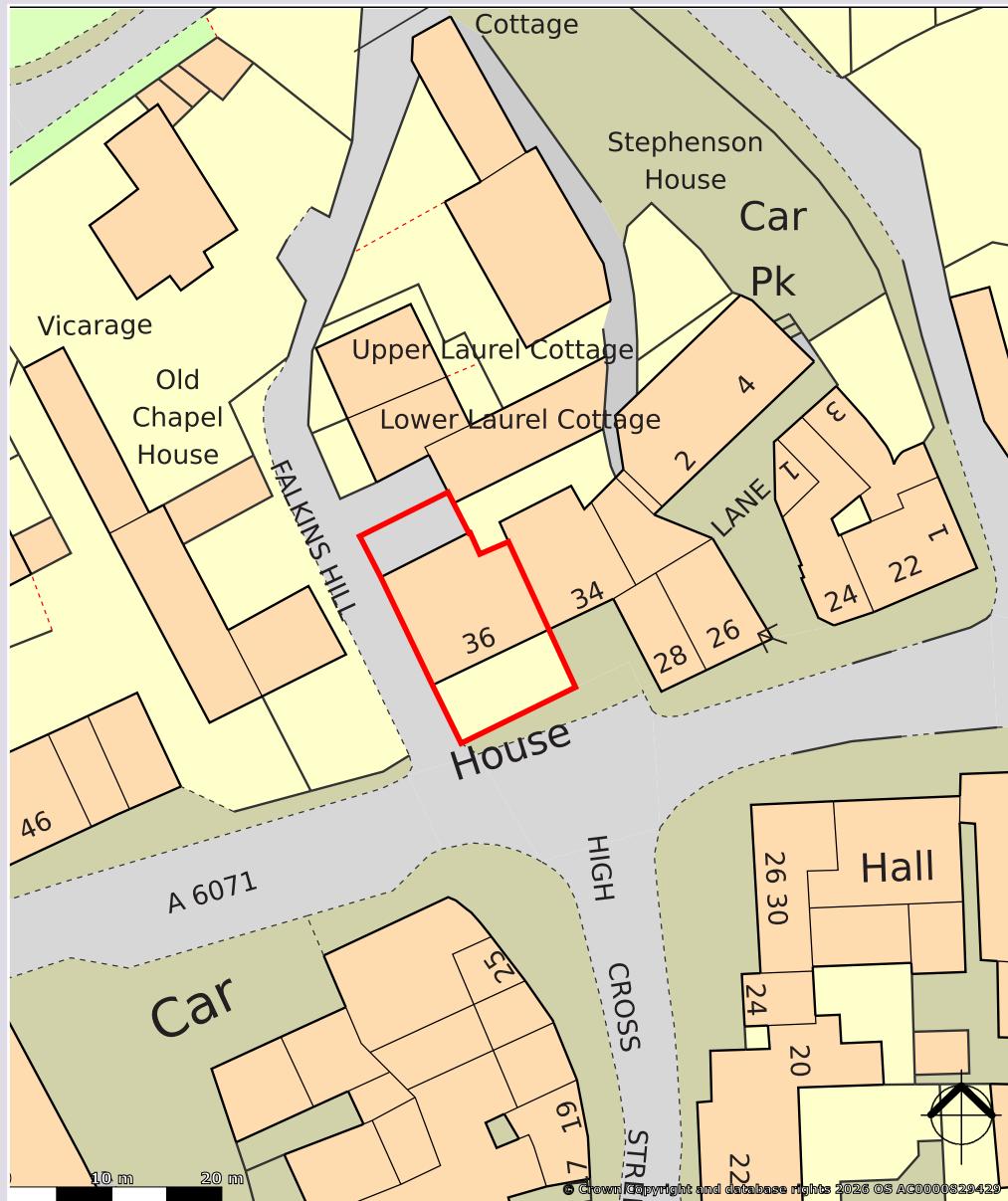




FOR SALE/MAY LET COMMERCIAL PREMISES WITH RESIDENTIAL POTENTIAL
Laurel House, Main Street, Brampton, Cumbria, CA8 1RS

- Attractive Grade II Period Property
- Substantial commercial premises measuring a total of 2,042 sq ft
- Suitable for a variety of uses including residential, subject to obtaining the relevant consents
 - Freehold available at an asking price of £250,000
 - Leasehold options are also available







LOCATION

The property is situated on Main Street, in the heart of Brampton town centre. Brampton is a traditional market town situated on the A69, the main arterial route between Carlisle and Newcastle upon Tyne. Carlisle is situated 9 miles west of the town, whilst Newcastle upon Tyne is situated 50 miles to the east. Being located on the A69, the town also has good access to the M6 motorway, which is 7 miles west of Brampton.

The attractive town centre has a variety of established commercial occupiers, including Cranston's Butchers, the Co-op, Spar and Cumberland Building Society.

Brampton also benefits from its own train station, which is situated on the Carlisle to Newcastle upon Tyne mainline.

DESCRIPTION

Laurel House is a Grade II listed building that dates back to the early 1800's and has an attractive Georgian frontage with a sandstone block finish under a graduated slate roof. The property boasts an array of period features such as the Prostyle Ionic porch in the entrance way, an 8 panel door and 2-pane sash windows with moulded surrounds. Internally the property also benefits from cornicing throughout and period built in cupboards.

The property is arranged over two floors, which are both currently utilised for commercial uses including a hair salon, barber and beauty therapist. The ground floor has three generously sized rooms, a utility room, WC and a rear entrance. The first floor has five separate rooms, the majority of which are divided by stud walls, meaning that the larger rooms could be reinstated. The upper floor can be accessed by two separate stairways from the ground floor. Significantly, the rear entrance leads straight up to the first floor, allowing the property to be potential split and create self-contained accommodation in the future.

There is a walled courtyard to the front of the property which has both a stepped and ramp access, and off-road car parking to the rear. The property would be suitable for a variety of commercial uses, subject to incoming tenants obtaining the relevant consents. Additionally given the layout of the property, it could also be suitable for residential use going forward.

SERVICES

The property has mains supplies of gas, electricity and water and is connected to the mains drainage and sewerage systems.

ACCOMMODATION

The premises provide the following approximate gross internal areas:

Ground Floor	95.6 m ²	(1,029 sq ft)
First Floor	94.1 m ²	(1,013 sq ft)
Total Approximate Area	189.7 m²	(2,042 sq ft)

PROPOSAL

The freehold of Laurel House is available at an asking price of £250,000 exclusive.

The leasehold of the whole/part of the property may also be available. Please contact the instructed agent for further information.

VAT

It is understood that the property is not registered for VAT and VAT will not be payable on the rental or purchase of the premises.

RATEABLE VALUE

It is understood from the VOA website that the ground floor has a Rateable Value of £4,400, and the first floor has a Rateable Value of £3,850.

LEGAL COSTS

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

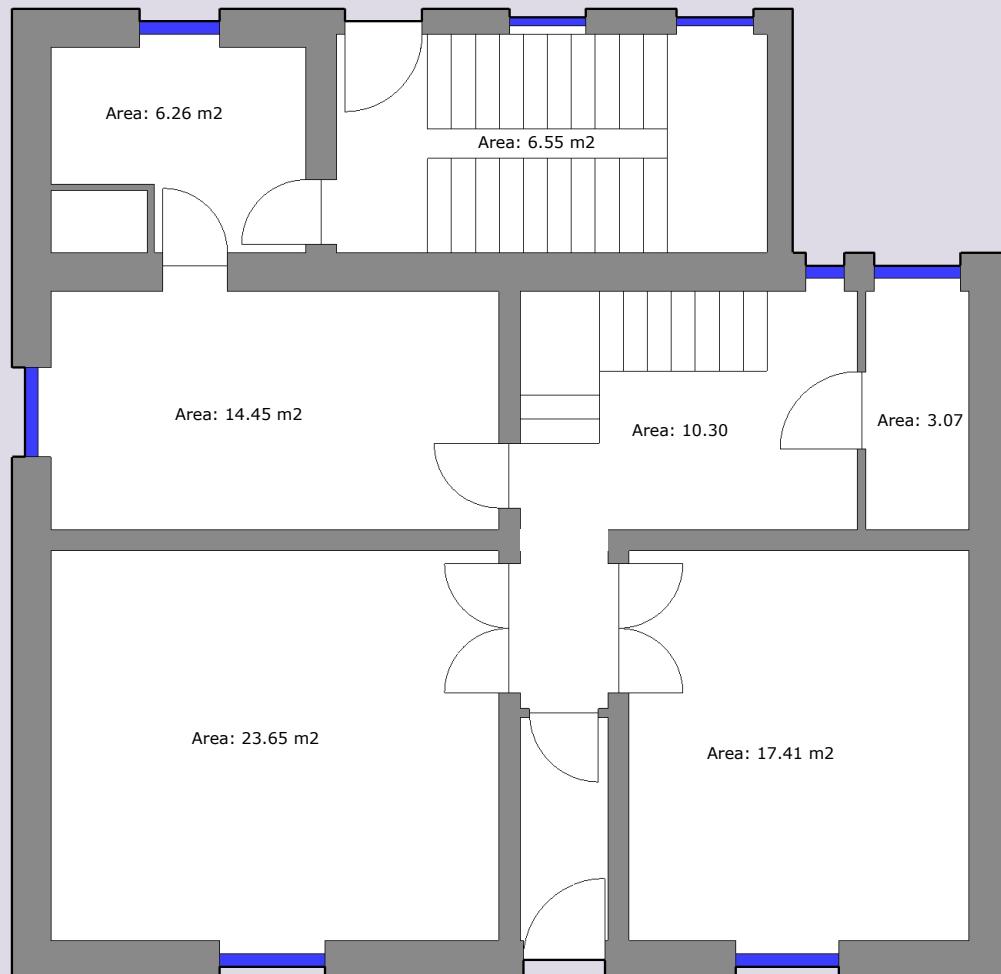
VIEWING

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

Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385

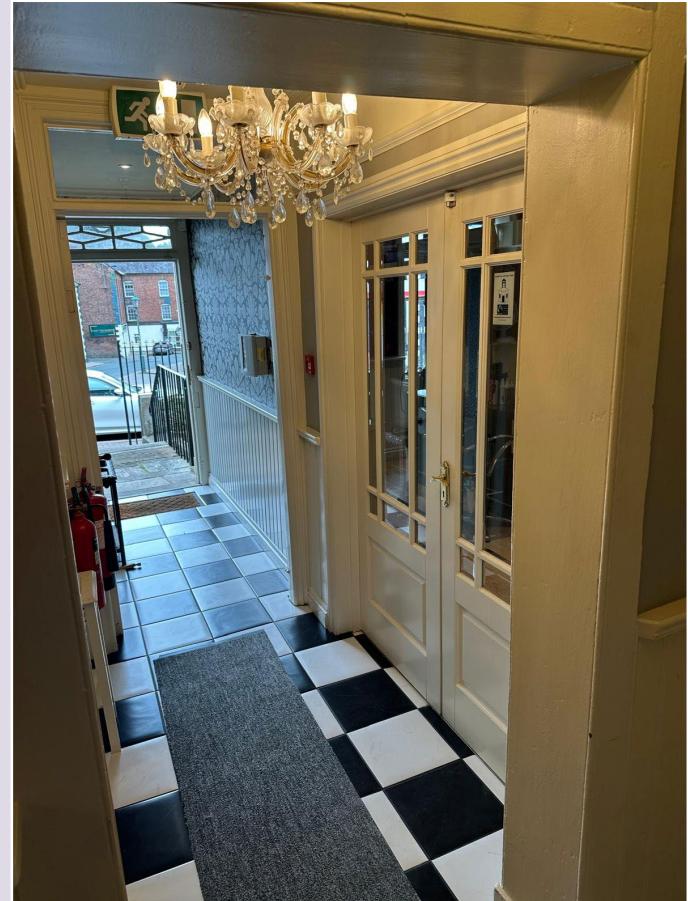
www.edwin-thompson.co.uk



Ground Floor



First Floor



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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