



King Street | | Penrith | CA11 7AJ

Guide Price £125,000



**david britton**  
ESTATES

## Key features

- Well positioned commercial property
- Ideal for retail or office business
- 750 sqft of space,
- Ground floor
- Space includes WC, office and kitchen/staff room
- double fronted premises
- Prominent town centre position
- 2 off road parking spaces to the rear

## Description

This well positioned, double fronted premises is a wonderful town centre opportunity for a retail or office business, in a prime position in Penrith town centre. With over 750 sqft of space, all on one level, this building has been previously been used as a hair salon and a health therapy business and would suit a similar business however it would also be ideal for multiple uses.

Internally it has been fitted out to a high standard and is ready to move into, ideal for those with a growing business. There are a number of partition walls to create smaller spaces but with minor reconfiguration, the space could revert to being open plan. To the rear there is a WC, office and kitchen/staff room and externally to the rear, the premises has the benefit of 2 off road parking spaces.

The thriving market town of Penrith has an array of independent shops, schools, leisure activities, well regarded Primary and Secondary Schools and excellent transport links into the Lake District National Park, M6 and West Coast Mainline linking Penrith to London in only 3 hours.

This prominent retail unit is situated on a main thoroughfare and is an excellent commercial opportunity that is not to be missed.

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

## Directions

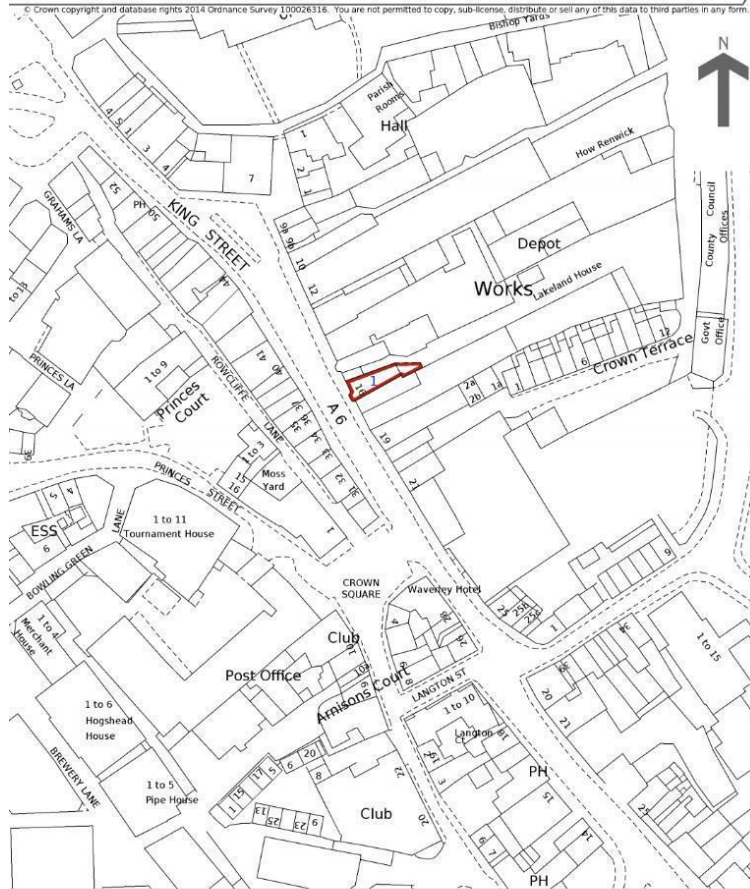




# Floor plans

HM Land Registry  
Current title plan

Title number **CU164687**  
Ordnance Survey map reference **NY5130SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Westmorland and Furness**



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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