



## Penrith

**£350,000**

1 & 2 Middlegate, Penrith, CA11 7PG

Nestled on a prominent corner plot in the bustling town centre of Penrith, this remarkable commercial property offers a unique opportunity to own a piece of history. Currently operating as a beloved toy store, this charming Grade 2 Listed building has been under the care of the same dedicated owners since the 1970s, and with its rich past and promising future, it's ready for a new visionary to reimagine its potential and write the next chapter in this building's history.

Spread over four floors, this property provides ample space for a variety of commercial endeavours. The ground floor, with its inviting shopfront, is perfect for retail, while the upper floors offer extensive office and storage areas. The building's quaint character, believed to date back to the 1500s, adds a distinctive charm that is sure to captivate both customers and clients alike. There is also a basement for additional storage.

The property's central location in Penrith ensures high foot traffic and excellent visibility, making it an ideal spot for businesses looking to thrive in a vibrant community. Whether you envision continuing its legacy as a retail haven or transforming it into a modern office space, the possibilities are endless.

### Quick Overview

Commercial property

Excellent trading position

4 floors of retail space

Large display windows

Grade 2 Listed

Iconic and well known building

No onward chain

Ultrafast Broadband available

Property Reference: P0497



Ultrafast  
available



Permit  
Parking



Ground Floor



Ground Floor



First Floor



First Floor

## Accommodation with approx. dimensions

### Basement

Retail Area 1 18' 5 max" x 13' 4 max" (5.61m x 4.06m)

Store 17' 3" x 8' 7" (5.26m x 2.62m)

### Ground Floor

Retail Area 1 12' 10 max" x 23' 4" (3.91m x 7.11m)

Retail Area 2 7' 6" x 6' 7" (8.38m x 2.01m)

Retail Area 3 14' 11 max" x 10' 2 max" (4.55m x 3.1m)

### First Floor

Retail Area 1 19' 8 max" x 14' 11 max" (5.99m x 4.55m)

Retail Area 2 17' 2 max " x 15' 1 max" (5.23m x 4.6m)

Retail Area 3 19' 3 max " x `11' 5 max" (5.87m x NaNm)

Retail Area 4 16' 8" x 6' 9" (5.08m x 2.06m)

### Second Floor

Retail Area 1 18' 10" x 14' 5 max" (5.74m x 4.39m)

Retail Area 2 17' 3 max" x 11 max' (5.26m x 3.35m)

Office 15' 11" x 13' 10 max" (4.85m x 4.22m)

### WC

## Property Information

### Services

Mains electricity, mains water and mains drainage. Electric heating

### Tenure

Freehold

### Council Tax / Business Rates

We have been advised the Rateable Value is £9481.00 for year 2025/2026 with a monthly payment of £569.00

### Westmorland & Furness Council.

Class Use Class E, Retail.

The property has been trading since in 1970s as a Toy shop

### Right of Way

We have been advised No. 3 Middlegate has access during shop hours for emergency services

### Broadband Speed

Ultrafast Broadband available

### What3words

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Penrith is a quaint market town in the Eden Valley, approximately 3 miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Directions

From Penrith, head along Brunswick Road/ A592, turning left where the road becomes Duke Street/ A6. Sharp right onto Stricklandgate/ A6. Turn right onto Corney Square/ Middlegate/ A6. The property will be on the right hand side

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#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



Second Floor



Second Floor



Third Floor

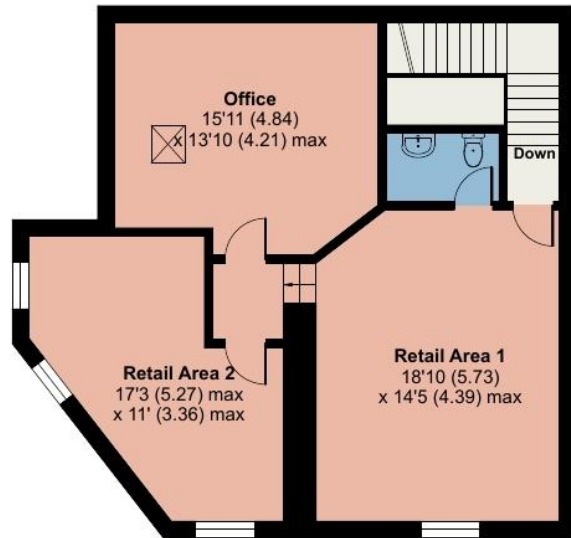


Side Aspect

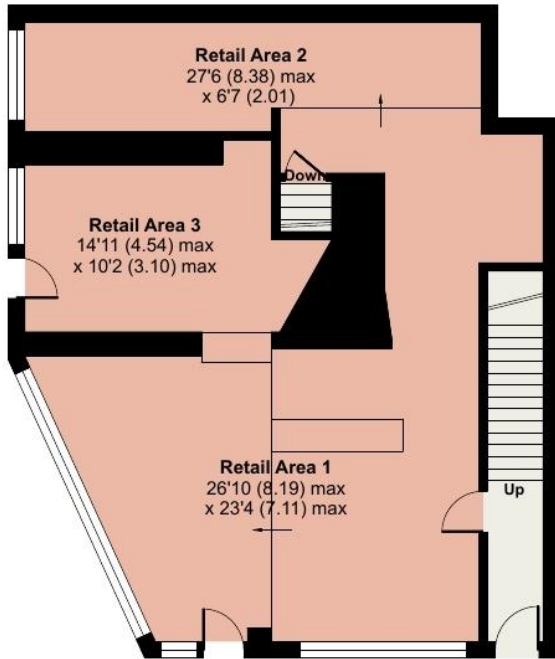
# Middlegate, Penrith, CA11 7PG

Approximate Area = 3313 sq ft / 307.7 sq m

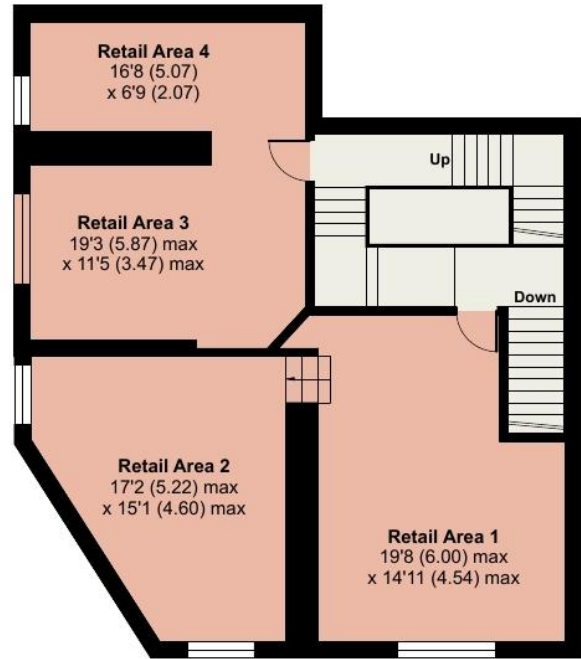
For identification only - Not to scale



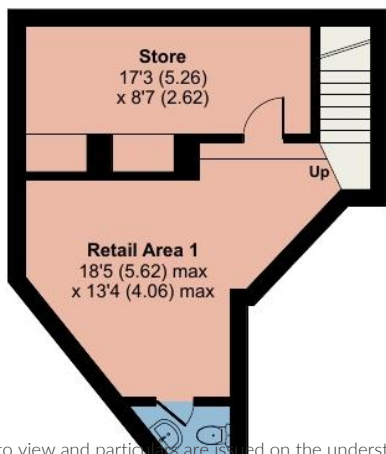
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



BASEMENT

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband coverage is estimated and checked by <https://checker.ofcom.gov.uk/en-gb/broadband-coverage> on 23/01/2026.

