MIXED-USE COMMERCIAL AND RESIDNETIAL INVESTMENT FOR SALE

Low Green, Silver Street
Staveley, Cumbria, LA8 9NX

Edwin Thompson

PROPERTY SUMMARY

- A rare mixed-use investment opportunity within the centre of the popular tourist village of Staveley.
- The property provides three retail shops at ground floor with the upper floors arranged as two, one bedroom flats, a two bedroom flat and a three bedroom flat.
- The property also incorporates a terrace of garages to the rear with development potential, subject to planning.
- Potential for alternative holiday let use of some or all of the residential flats, with Flat 2 currently operating as a successful holiday let.
- The current gross rental income is £50,484 per annum, plus holiday let income, available upon request.
- Guide Price £925,000 exclusive

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Ref M1374

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LOCATION

The subject property is situated on Silver Street, 50 meters from Windermere Road/Main Street the main thoroughfare traveling through the village of Staveley in the Lake District National Park, Cumbria, in the north west of England.

Staveley is an attractive tourist village situated approximately 3.5 miles to the east of Windermere, 4 miles to the north west of Kendal and 12 miles from Junction 36 of the M6 Motorway.

The village is strategically placed between Kendal and Windermere and is a popular and desirable location to live, work and visit with a primary school, a number of public houses and restaurants and specialist retail outlets including Staveley Mill Yard with the village having a range of quality occupiers including Inov8, Wheelbase, Kimi's Gelato, Fenix Outdoor UK, Adidas Terrex, More Bakery and established local café and gift shop operators.

There is a train station in Staveley providing local train services to Windermere as well as Kendal and Oxenholme Station which is on the main North West Virgin Train Line as well as regular bus services.

Silver Street is accessed off Main Street which links to Windermere Road and Danes Road and onto the A591 leading to Kendal and Windermere.

DESCRIPTION

Low Green provides three retail units and four flats arranged over ground, first and second floors.

The retail units are well-presented, prominently positioned with retail frontage and are suitable for a range of commercial uses.

The residential accommodation is split between a block of three flats consisting of two one-bedroom flats and a one two-bedroom flat, accessed via a rear courtyard and communal entrance and a separate privately accessed three bedroom first floor flat known as Yendy's Flat to the front of the property.

The shops and flats are briefly detailed as follows:

Retail Units

Shop 1 and Shop 2

The interlinked shops provide a side and front entrance point arranged as two separate showrooms leading to an office, two rear stores, kitchen and WC facilities.

There is side parking for approximately 3-4 vehicles and access to the courtyard at the rear.

The shops are currently occupied as one but could be subdivided into two separate units.

Shop 3

Accessed via a front timber pedestrian door, the unit is arranged as a front retail area, central office, kitchen and shower room.

There is a car parking space in the rear courtyard with a rear entrance door.

Residential Flats

Yendy's Flat

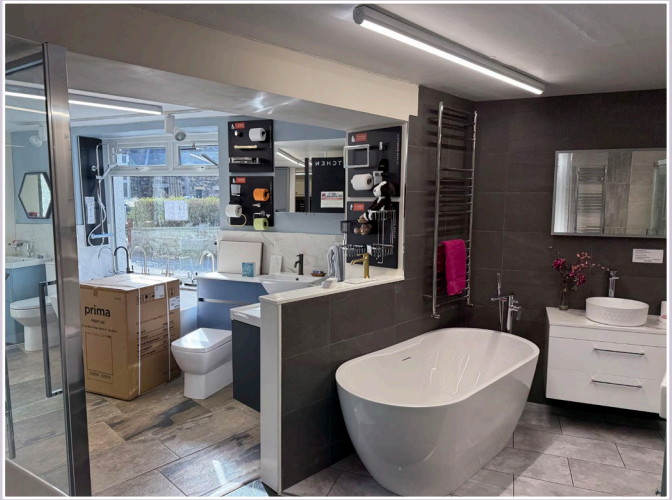
Accessed via a private front ground floor entrance with staircase leading to the first floor flat arranged as a landing with doors to the family bathroom, a bedroom and an open plan kitchen and living room which leads to two further double bedrooms.

The flat has undergone internal thermal insulation works, re-decoration and general update presenting to a good internal specification.

Flats 1, 2 and 3

The three further flats are accessed via a rear courtyard and communal entrance with central staircase to the first floor and doors to Flats 1, 2 and 3.

First Floor
Flat 2 – arranged as open plan kitchen/living room and bedroom with en-suite.
Flat 3 – arranged as a shower room, kitchen and living room which leads to the bedroom.



Second Floor
Flat 1 – arranged with a living room, kitchen, bathroom and two bedrooms.
Flat 2 is now used as a successful holiday let and holiday let figures are available upon request.

Garages
Within the rear courtyard is a terrace of two single storey garages thought to be of block construction, rendered and painted externally under a mono-pitched profile clad roof incorporating timber pedestrian and loading door.

Access is provided via Back Lane.

ACCOMMODATION
The property has the following approximate floor areas:

Net Internal Areas		
Shop 1	68.09m^2	(733 sq ft)
Shop 2	50.72m^2	(546 sq ft)
Shop 3	34.96m^2	(376 sq ft)

Gross Internal Areas		
Yendy's Flat – First Floor	88.65m^2	(954 sq ft)
Flat 1 – Second Floor	63.00m^2	(678 sq ft)
Flat 2 – First Floor	36.10m^2	(389 sq ft)
Flat 3 – First Floor	48.56m^2	(523 sq ft)

TENANCY SCHEDULE
It is understood that the retail shops are let on commercial lease agreements, and the apartments are occupied on Assured Periodic Tenancy agreements at the following rentals:

Shop 1 and 2	£1,291 per calendar month	£15,500 per annum
Shop 3	£550 per calendar month	£6,600 per annum
Yendy's Flat	£733 per calendar month	£8,800 per annum
Flat 1	£687 per calendar month	£8,244 per annum
Flat 2	Flat 2 is now used as a successful holiday let and holiday let figures are available upon request.	
Flat 3	£545 per calendar month	£6,540 per annum
Garages/Stores	£400 per calendar month	£4,800 per annum

The current gross rental income is £50,484 per annum, plus the holiday let income from Flat 2, figures available upon request.

SERVICES
The building is connected to mains electricity, water and the mains drainage.

Heating and hot water to the property is supplied by a mixture of electric storage heaters, electric panel heaters, electric hot water tanks, air conditioning units and gas combination boilers.

It should be noted that services have not been tested and therefore should not be relied upon on.

RATEBALE VAULE/COUNCIL TAX
Shop 1 and 2, Low Green, Staveley, Kendal, Cumbria, LA8 9NX - £4,900 and is described as a Showroom and premises.

Shop 3, Low Green, Staveley, Kendal, Cumbria, LA8 9NX - £2,425 and is described as a Shop and premises.

Yendy's Flat, Silver Street, Staveley, Kendal, Cumbria, LA8 9NX is assessed as a Council Tax Band B.

Flat 1, Silver Street, Staveley, Kendal, Cumbria, LA8 9NX is assessed as a Council Tax Band C.

Flat 2, Silver Street, Staveley, Kendal, Cumbria, LA8 9NX is assessed as a Council Tax Band B.

Flat 3, Silver Street, Staveley, Kendal, Cumbria, LA8 9NX is assessed as a Council Tax Band C.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

ENERGY PERFORMANCE CERTIFICATE
The retail shops and residential flats have the following Energy Asset Ratings:

Shop 1 and 2	56C	Expiring 4 May 2033
Shop 3	68C	Expiring 11 July 2033
Yendy's Flat	74C	Expiring 22 September 2034
Flat 1	45E	Expiring 4 July 2029
Flat 2	46E	Expiring 4 July 2029
Flat 3	51E	Expiring 4 July 2029

Copies of the Energy Performance Certificates are available to download from the Edwin Thompson website or upon request.

TENURE
The property is held freehold (Title Number: CU297038) with the extent shown red on the attached plan.

PROPOSAL
Offers invited at a guide price of £925,000, exclusive, for the freehold interest.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

MONEY LAUNDERING REGULATIONS
The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The land and property are sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

VAT
All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS
Each party 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 strictly by appointment with Edwin Thompson, contact:

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

Amelia Todd – a.todd@edwin-thompson.co.uk

Tel: 015394 48811

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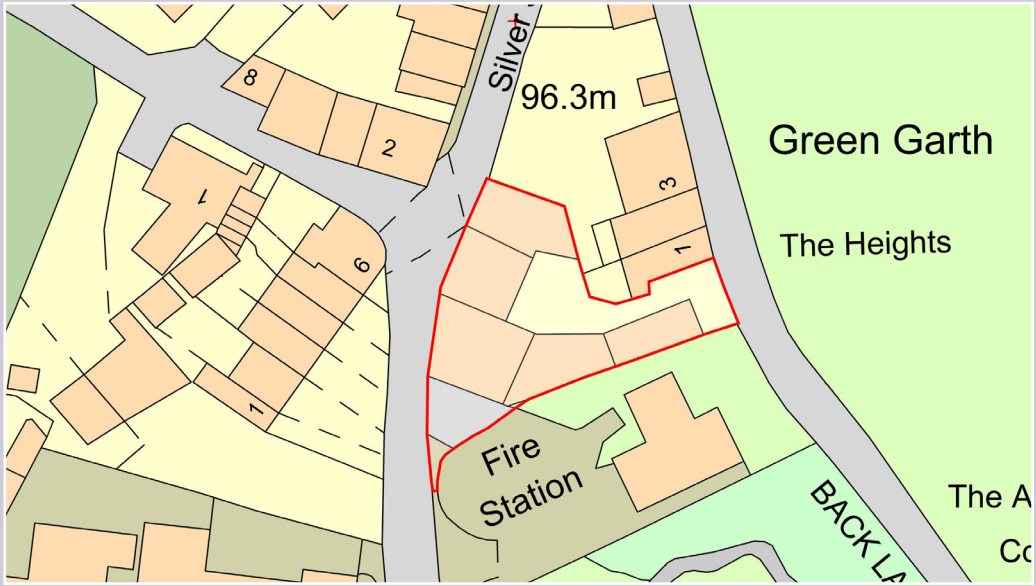

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5. These particulars were prepared in October 2026

Low Green, Silver Street, Staveley

Cumbria, LA8 9NX

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