

REDUCED
NOW £275,000

PRICED TO SELL
OIRO £250,000

RESIDENTIAL CONVERSION
POTENTIAL - STP



FOR
SALE

49, 50 & 51 Burrowgate
Penrith, Cumbria, CA11 7TA

FREEHOLD TOWN CENTRE SHOWROOM
DEVELOPMENT OPPORTUNITY

WG

WALTON GOODLAND

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www.waltongoodland.com



KEY HIGHLIGHTS

- Long established retail premises in historic market town
- Commercial with residential potential for part or full redevelopment, STP
- Surrounded by well known George Hotel in popular location with multiple independent traders, pubs/bars
- Potential to split into multiple uses and/or separate units for letting or for sale STP
- Would suit an owner occupier, small developer
- Significant income potential when fully let or redeveloped
- Total Area of 49, 50 & 51 Burrowgate is 450m² (4,835 ft²)

Unique Multi-Purpose Opportunity | Vacant |
Redevelopment / Alternative Use Potential | Suit Owner
Occupier / Investor / Developer

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WALTON GOODLAND

LOCATION & DESCRIPTION

The subject property comprises a part single, two and three storey terrace building with prominent ground and first floor sales areas plus a wealth of development potential.

The property is long established in the heart of the town centre having traded for many years as a home lifestyle concept and furniture shop.

Effectively split into two, the property comprises a main retail showroom section with prominent floor to ceiling windows (Nos. 49 & 50 Burrowgate). The adjoining No. 51 Burrowgate is interlinked and has a residential style frontage and interior requiring refurbishment.

Located in the heart of Penrith within the town centre there is public on street parking to the front. The surrounding area is a mix of strong local independent and national retailers along with pub, café and restaurant premises in what is a vibrant mix.

ACCOMMODATION

The property comprises 100% site coverage and the following approximate areas:

No. 49 Burrowgate Retail Shop

Ground Sales: 51 m² 544 ft²

1st Floor Sales: 72 m² 775 ft²

No. 50 Burrowgate Retail Shop

Ground Sales: 77 m² 824 ft²

1st Floor Sales: 69 m² 740 ft²

2nd Floor Sales: 70 m² 758 ft²

No. 51 Burrowgate

Ground Floor: 38 m² 412 ft²

1st Floor: 73 m² 782 ft²

Total for 49, 50 & 51 Burrowgate:

450 m² 4,835 ft²



49-51 Burrowgate



49 Burrowgate

SERVICES

Mains water, drainage and electricity are connected to the property. None of the services or associated plant has been tested.

OPPORTUNITY

The property has excellent potential for single or mixed use occupation/development including both commercial and residential. Some capital expenditure is required in parts to facilitate refurbishment.

The building is well suited to a developer or owner occupier seeking an opportunity to purchase a property



50 Burrowgate

with plans to refurbish, split, redevelop and then let for alternative uses through effective asset management.

Alternative uses include commercial office, retail and café/bar for example along with potential for residential, Airbnb, HMO, contractors accommodation or holiday cottage (51 Burrowgate) subject to planning.

TENURE

The property extends, in part, over the front of the adjoining 48 Burrowgate (hair salon) at first floor level only. The property will be sold with vacant possession.

PRICE

Offers in the region of **£275,000**.

PLANNING

The property is situated within the Penrith Town Centre Conservation Area and is not a listed building.

Interested parties can enquire of Westmorland & Furness Council on www.westmorlandandfurness.gov.uk or alternatively telephone: 0300 373 3300.

BUSINESS RATES

The subject property is currently assessed for Business Rates as follows:

49-51 Burrowgate: £29,250 (April 2026)

Note: Retail, Hospitality and Leisure Relief has now been replaced by a new reduced Uniform Business Rate multiplier of £0.382.

Interested parties should access the Government website at www.gov.uk/find-business-rates for further information.

VAT

Vat is not applicable.

EPC

49-51 Burrowgate: C-64

Copies can be obtained from Walton Goodland or via the Government website at www.gov.uk/find-energy-certificate

CONTACT

All enquiries to Walton Goodland at:

e: agency@walgoodland.com

t: 01228 514199

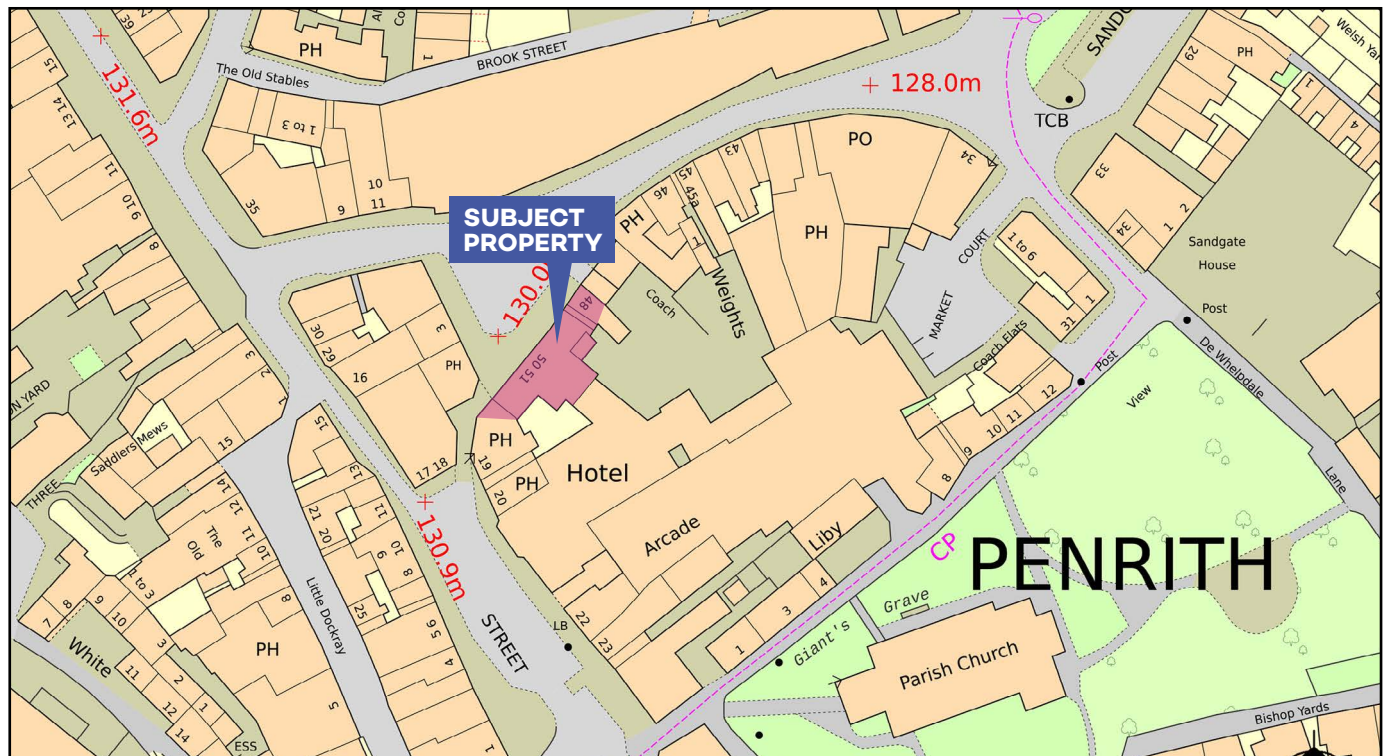
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50 Burrowgate



51 Burrowgate



Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract. All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.