

6776/BB

PENRITH

4 DEVONSHIRE STREET

FOR SALE

TOWN CENTRE
FREEHOLD OPPORTUNITY WITH
REDEVELOPMENT POTENTIAL

LOCATION

Penrith is a popular market town, conveniently positioned towards the centre of Cumbria lying to the east of the M6 motorway at junction 40. This junction also allows access to the lake District National Park by heading west along the A66, Centre Parcs and in to the Eden Valley area along the A66 east.

4 Devonshire Street occupies a prime trading position in the heart of the town centre. The popular George hotel lies immediately opposite as well as Barclays, Santander, The Works and British Heart Foundation lying within the immediate vicinity.

DESCRIPTION

A mid-terraced building, formerly occupied by Greggs plc who have relocated next door. Arranged over three floors, under a pitched slate roof, providing ground floor sales and preparation area with upper floor offices, storage areas and welfare facilities.

The unit benefits from a personnel access door to the rear which comes off Little Dockray pedestrianised lane.

ACCOMMODATION / AREAS

Ground Floor

Net Internal Area	786 sq ft	(73.02 sq m)
Sales ITZA	505 sq ft	(46.91 sq m)

First Floor	550 sq ft	(51.09 sq m)
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Second Floor	590 sq ft	(54.81 sq m)
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SERVICES

We understand mains water, electricity and drainage are connected. Heating is provided by way of ceiling mounted air conditioning cassettes to the ground floor and wall mounted electric heaters to the upper floors.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be made available shortly.

SALE PRICE

Offers in the region of **£165,000** are invited for the freehold with vacant possession. Immediately available.

USE & REDEVELOPMENT

The building has most recently been running as a Greggs under retail use class E. Alternative uses may be acceptable, subject to planning, including redevelopment of the upper parts to residential.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

We understand the property is registered for VAT which will be payable on the sale price.

VIEWINGS

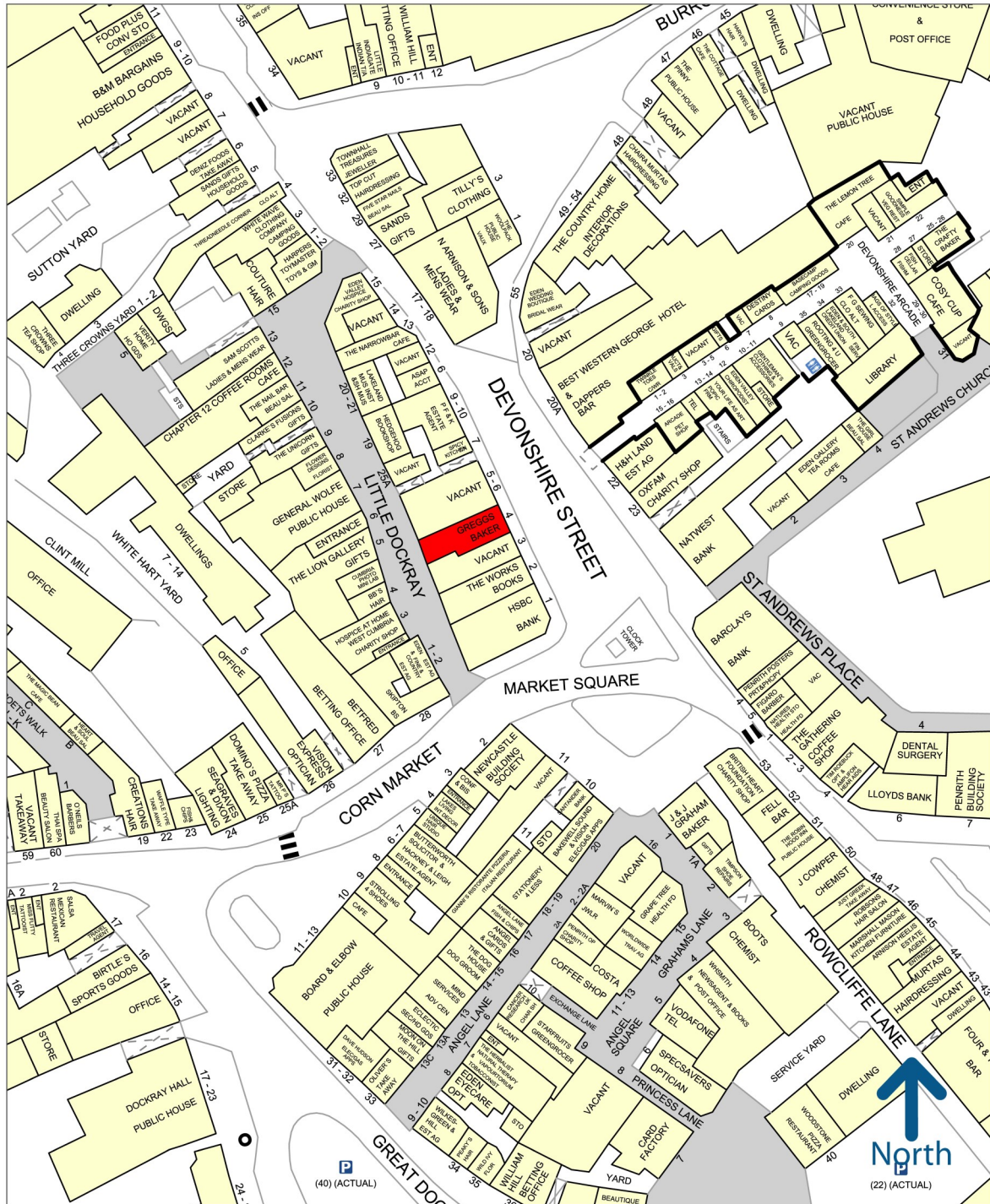
Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact Ben Blain
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Details amended

January 2023



Penrith



Experian Goad Plan Created: 13/09/2021
Created By: Carigiet Cowen



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