

INVESTMENT FOR SALE

Penrith Town Centre Location

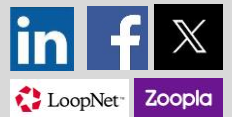
41 KING STREET, PENRITH CA11 7AY

Carigiet Cowen



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INVESTMENT HIGHLIGHTS

- Average rental income £79,500 per annum for the whole
- Large Freehold Investment
- Town Centre Location

LOCATION

Penrith is a popular market town on the fringe of the Lake District National Park, adjacent to junction 40 of the M6 motorway and the A66 Trans Pennine Trunk Road interchange. The town has a railway station serving the main West Coast Line between London and Scotland. Penrith is 20 miles south of Carlisle and 28 miles north of Kendal, the nearest competitive retail centres. Penrith has a resident population of circa 16,000 with a local authority catchment in the region of 50,000.

The property is located fronting King Street, close to the intersection of Devonshire Street, and along from the main Market Square. Occupiers include a variety of national and local occupiers like NatWest Penrith, Greggs, Newcastle Building Society, and Scott Duff & Co.

DESCRIPTION

A Grade II listed building of sandstone construction under an assumed slate-covered pitched roof, arranged over three floors. The ground floor is currently fitted out and trades as a good quality restaurant with direct access from King Street, and also a secondary access from Rowcliffe Lane at the rear. The first and second floors at the front of the building are currently fitted out as office suites with their own dedicated access off King Street.

The rear section of the building has been converted to provide a mixture of 4 no. 1 bed flats and 2 no. 2 bed flats, which are privately rented on Assured Shorthold Tenancy agreements.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor Restaurant		
Restaurant & Bar Area	92	990
Kitchen, Prep & Storage	38	410
Entrance Area & WCs	18.3	200
First & Second Floor Offices		
First Floor Office & Ancillary	79	850
Second Floor Office & Ancillary	83.5	900
Second Floor Storage (above 1.5m)	14	150
Residential Flats		
Flat 1 – 1 bedroom	23.25	250
Flat 2 – 1 bedroom	27.87	300
Flat 3 – 1 bedroom	24.22	260
Flat 4 – 1 bedroom	25.51	275
Flat 5 – 2 bedroom	55.75	600
Flat 6 – 2 bedroom	46.45	500

ENERGY PERFORMANCE CERTIFICATE

An EPC is in the process of being commissioned and will be made available shortly.

RATEABLE VALUE AND COUNCIL TAX BAND

The Valuation Office Agency website indicates the property has a number of current assessments:-

Restaurant & Premises	RV £14,000
1 st & 2 nd Floor Offices	RV £12,750

The flats have individual Council Tax assessments, all of which fall under Band A.



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SALE PRICE

Offers in the region of **£775,000** are invited for the sale of the freehold investment.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

We understand the property is elected for VAT and therefore VAT will be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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Amended: July 2025

7060/BB

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