



**FOR  
SALE**

# Vasey's Building

22 Great Dockray, Penrith, Cumbria, CA11 7DE

FREEHOLD TOWN CENTRE FORMER FURNITURE STORE

**WG**

WALTON GOODLAND

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Attractive central location opposite car park and all town centre amenities offering refurbishment/redevelopment potential



## KEY HIGHLIGHTS

- Extending over 3 floors with ground & first floor retail
- Long established trading location
- Prominent frontage to Great Dockray
- Opposite public car park and access to Angel Lane and Angel Square shopping
- Market Square and New Squares shopping areas 150 metres
- Popular location with multiple independent traders
- Dockray Hall and The Board & Elbow public houses nearby
- Would suit variety of uses subject to planning
- Historic market town and gateway to north western Lake District National Park

## LOCATION & DESCRIPTION

The subject property comprises a three storey mid-terrace building with ground and first floor sales areas and second floor stores.

The property is well known having traded as Vasey's furniture store for many years being a long established feature in the town.

Located in the heart of Penrith within the town centre the property has good road frontage with on street, time limited, parking and a public car park opposite. The immediate surrounding area is mixed use comprising a selection of strong local independent and national retailers nearby along with pub, café and restaurant premises in what is a vibrant mix.

The property is of traditional stone construction subject to a rendered finish with a mix of metal, timber and uPVC windows. The property requires expenditure to update and modernise throughout or alternatively redevelop.

## ACCOMMODATION

The property comprises the following approximate areas:

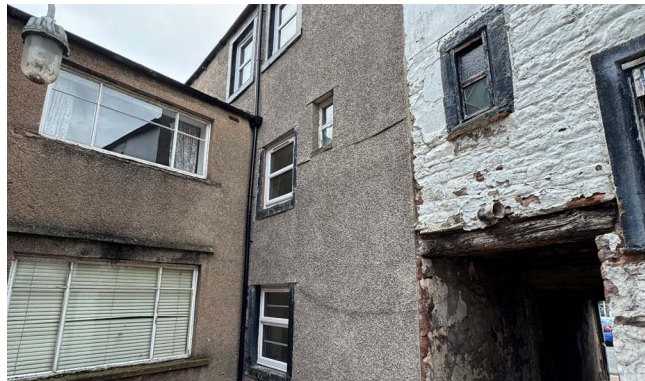
### Retail Shop:

Ground Sales:	197m <sup>2</sup>	2,125ft <sup>2</sup>
Staff/Store:	17m <sup>2</sup>	186ft <sup>2</sup>
1st Floor Sales:	202m <sup>2</sup>	2,171ft <sup>2</sup>
2nd Floor Stores:	58m <sup>2</sup>	623ft <sup>2</sup>
Toilets:	2 wc & 1 whb	
Total:	474m <sup>2</sup>	5,105ft <sup>2</sup>

**External:** The property comprises effectively 100% site coverage.

## SERVICES

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



## TENURE

The property is freehold and will be sold with vacant possession.

## PRICE

Offers in the region of **£175,000**.

## PLANNING

The property is situated within the Penrith Town Centre Conservation Area. It is NOT a listed building but the buildings on either side are listed as being of historical and architectural significance.

Interested parties can enquire of Westmorland & Furness Council on [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk) or alternatively telephone: 0300 373 3300.

## BUSINESS RATES

The subject property is currently assessed for Business Rates as follows: £16,250 falling to £15,000 (April 2026)

Note Retail, Hospitality and Leisure Relief ends on 31 March 2026 and will be 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](http://www.gov.uk/find-business-rates) for further information.

## VAT

All prices are quoted exclusive of and are not liable to Vat.

## EPC

Please contact the selling agent for further information. An EPC has been commissioned.

## VIEWINGS & CONTACT

Please refer all enquiries to Stephen Sewell at:

**t: 01228 514199**

**e: [stephen@walgoodland.com](mailto:stephen@walgoodland.com)**

Walton Goodland, 3 Wavell Drive, Rosehill Business Park, Carlisle, CA1 2ST



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