



REPLACE WITH PHOTO 4471 with no outline



REDUCED
NOW £275,000



**FOR
SALE**

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

FREEHOLD TOWN CENTRE SHOWROOM
DEVELOPMENT OPPORTUNITY

WG

WALTON GOODLAND

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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

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 m ²	544 ft ²
1st Floor Sales:	72 m ²	775 ft ²

No. 50 Burrowgate Retail Shop

Ground Sales:	77 m ²	824 ft ²
1st Floor Sales:	69 m ²	740 ft ²
2nd Floor Sales:	70 m ²	758 ft ²

No. 51 Burrowgate

Ground Floor:	38 m ²	412 ft ²
1st Floor:	73 m ²	782 ft ²

Total for 49, 50 & 51 Burrowgate:

450 m² 4,835 ft²



49-51 Burrowgate



49 Burrowgate



50 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

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 ~~£225,000~~ **£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 been~~ **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:

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t: 01228 514199

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3 Wavell Drive,

Rosehill Business Park,

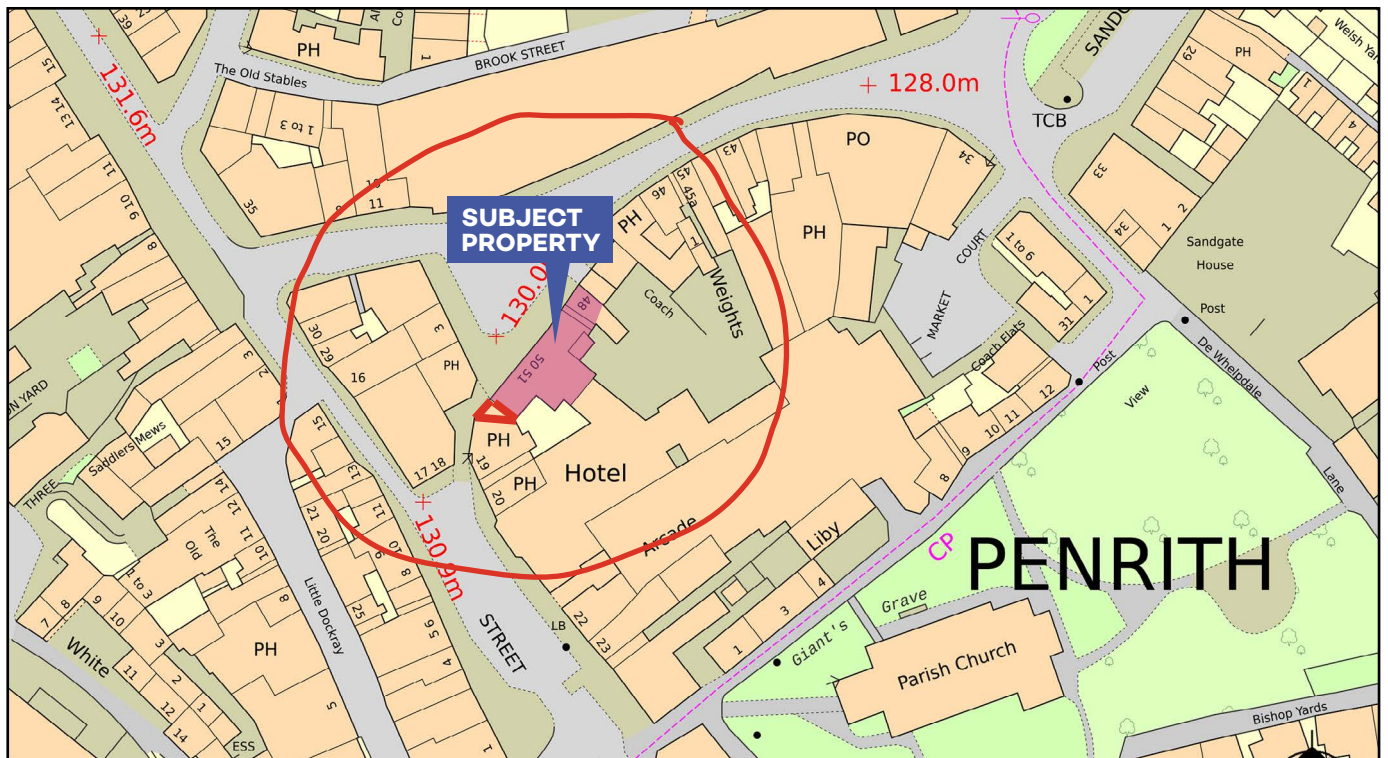
Carlisle, CA1 2ST



50 Burrowgate



51 Burrowgate



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