



**FOR
SALE**

49, 50 & 51 Burrowgate & 19 Devonshire
Street, Penrith, Cumbria, CA11 7TA

FREEHOLD TOWN CENTRE INVESTMENT / SHOWROOM
DEVELOPMENT OPPORTUNITY

WG

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KEY HIGHLIGHTS

- Prime central Devonshire Street leading into Burrowgate
- Long established retail premises in historic market town
- 19 Devonshire Street currently let at £12,000 pa; remainder vacant
- 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 and/or investor
- Existing income could help fund occupation and/or refurbishment works
- Significant income potential when fully let or redeveloped
- Total Area of 49, 50 & 51 Burrowgate is 450m² (4,835 ft²)

WALTON GOODLAND

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

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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 three, 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. The ground floor of No. 51 has previously been used for sales as an extension of 19 Devonshire Street and could easily be combined again with doorway access between the two.

19 Devonshire Street is a boutique beauty salon trading as Coconut across ground floor level. The George Hotel extends above this part as well as to the side and rear.

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



49-51 Burrowgate



50 Burrowgate

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 m ²	4,835 ft ²

No. 19 Devonshire Street t/a Coconut

Ground Floor:	86 m ²	926 ft ²
Total:	86 m ²	926 ft ²



19 Devonshire Street

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 an investor/developer or owner occupier providing an opportunity to purchase annual income (19 Devonshire Street) which could be used to offset holding costs allowing the vacant parts to be refurbished, split, redeveloped 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 is formed of two separate titles, 49-51 Burrowgate and 19 Devonshire Street. The former extends, in part, over the front of the adjoining 48 Burrowgate (hair salon) at first floor level only. No.19 Devonshire Street comprises the ground floor only and no space above.

A sale of 49, 50 & 51 Burrowgate will be considered in isolation of 19 Devonshire Street should a buyer only wish to purchase the vacant part of the property.

The property is freehold subject to a lease of 19 Devonshire Street for a term of 6 years from 13 December 2024 at a current passing rent of £12,000pa, rising to £12,500pa in the 3rd year of the term. The tenant is a local independent trader offering nail and beauty treatments in a high quality environment.



19 Devonshire Street



49 Burrowgate



49 Burrowgate

PRICE

Offers in the region of **£450,000** for the whole property.

Offers will also be considered for 49, 50 & 51 Burrowgate (i.e. excluding 19 Devonshire Street) with vacant possession.

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: £26,000 rising to £29,250 (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 for further information.

VAT

Vat is not applicable.

EPC

The following EPC's are relevant:

49-51 Burrowgate: C-64

19 Devonshire Street: C-73

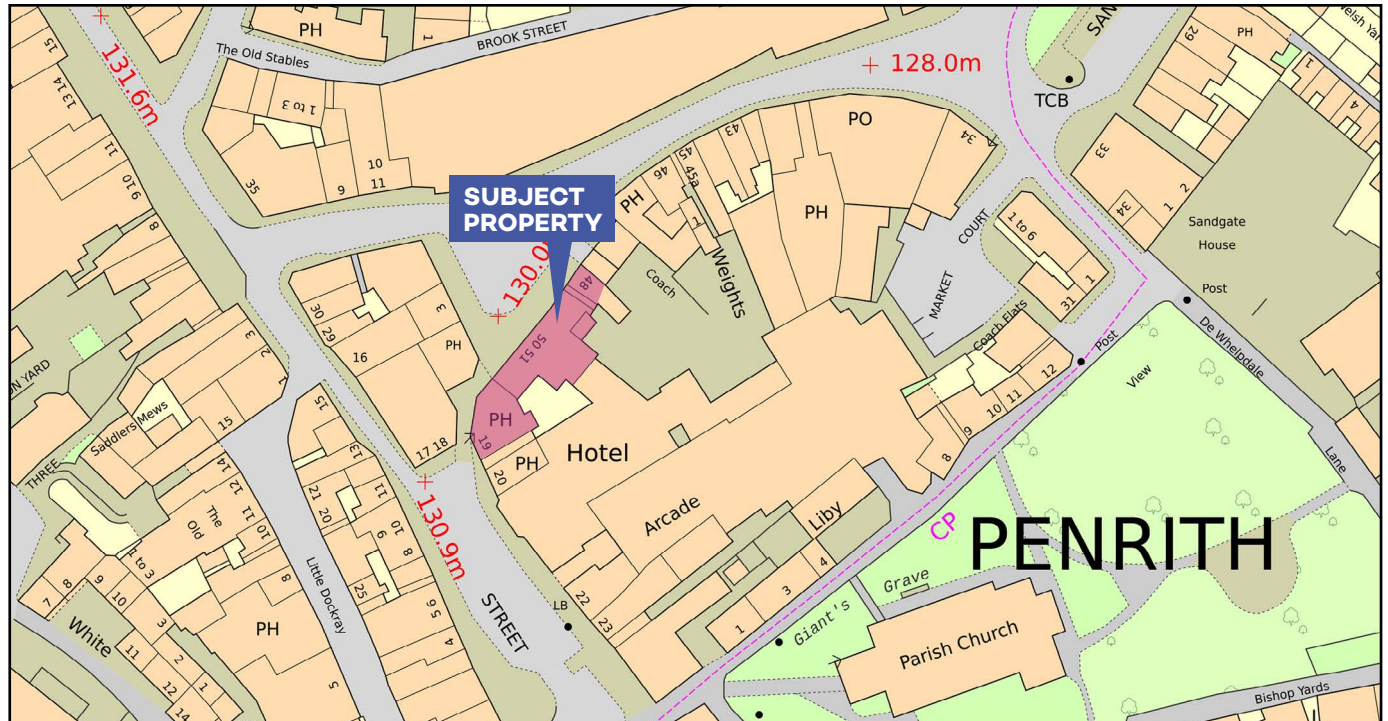
Copies can be obtained from Walton Goodland or via the Government website at www.gov.uk/find-energy-certificate



50 Burrowgate



51 Burrowgate



CONTACT

All enquiries to Walton Goodland at:

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