



WALTON
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FOR SALE

4,177 Sq. ft. (388 Sq. m.) / **OIRO £345,000**

9 Market Square & 18 Angel Lane, Penrith Cumbria, CA11 7BY

Prominent 4-Storey building within the heart of Penrith town centre including let investment property on Angel Lane.

- Prominent town-centre location
- 9 Market Square and 18 Angel Lane
- Suitable for a range of commercial uses, subject to planning
- Potential for owner-occupation or investment
- Excellent access to Penrith town centre amenities
- 18 Angel Lane currently let producing £11,800 per annum.





LOCATION

The property occupies a prominent position within the centre of Penrith, an attractive and well-established market town situated in the Eden district of Cumbria. Penrith benefits from a strong catchment area and excellent transport links, with the town served by Penrith railway station and having convenient access to the M6 motorway via Junction 40. The property is located close to a range of national and independent retailers, professional services, cafés, restaurants and other town-centre amenities.

DESCRIPTION

The property comprises 9 Market Square and 18 Angel Lane, providing a versatile commercial opportunity in a highly accessible town-centre location.

9 Market Sq is Grade 2 Listed and spans over 5 floors including the basement. The property provides an excellent development opportunity, with potential for residential conversion on the upper floors, subject to the appropriate consents. 18 Angel Ln is a ground floor only retail premises, providing an investment opportunity with Stationary 4 Less in occupation. They are currently holding over on a previous lease agreement paying £11,800 pa in rent. A sale of each property separately may be considered.

ACCOMMODATION

The property comprises the following approximate areas:-

9 Market Place, Penrith

Basement

Retail – 301 Sq. ft. (28 Sq. m.)

Retail – 274 Sq. ft. (25 Sq. m.)

Ground Floor

Front Retail – 695 Sq. ft. (65 Sq. m.)

Rear Retail – 208 Sq. ft. (19 Sq. m.)

First Floor

Front Room – 173 Sq. ft. (16 Sq. m.)

Rear Room – 495 Sq. ft. (46 Sq. m.)

Second Floor

Front Room – 178 Sq. ft. (17 Sq. m.)

Rear Room – 475 Sq. ft. (44 Sq. m.)

Third Floor

Attic – 338 Sq. ft. (31 Sq. m.)

Property Total – 3,137 Sq. ft. (291 Sq. m.)

8 Angel Lane, Penrith

Ground Floor

Retail – 656 Sq. ft. (61 Sq. m.)

Staffroom – 127 Sq. ft. (12 Sq. m.)

Store 1 – 129 Sq. ft. (12 Sq. m.)

Store 2 – 75 Sq. ft. (7 Sq. m.)

Store 3 – 52 Sq. ft. (5 Sq. m.)

Property Total – 1,039 Sq. ft. (97 Sq. m.)

1x WC and 1x WHB

Combined - 4,177 Sq. ft. (388 Sq. m.)





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£ PRICE

Offers in the region of £345,000

All figures are exclusive of business rates, VAT and all other outgoings.

⚡ SERVICES

The property is understood to benefit from mains electricity, water, drainage, and gas.

Interested parties are advised to make their own enquiries with the relevant utility providers regarding the availability, capacity and connection arrangements for all services.

🔑 TENURE

Freehold, subject to a lease of 18 Angel Lane. This has expired and the tenant is holding over at a rent of £11,800 pa. 9 Market Square will be sold with vacant possession.

💡 EPC

An Energy Performance Certificate (EPC) has been instructed.

💷 BUSINESS RATES

9 Market Square - £16,500

18 Angel Lane - £8,100

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

% VAT

All prices are quoted exclusive of and are liable to VAT.

🔭 VIEWINGS & CONTACT

Viewings are strictly by appointment only and can be arranged through Walton Goodland