



WALTON
GOODLAND
Chartered Surveyors

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FOR SALE

817 Sq. ft. (76 Sq. m.) / OIRO **£95,000**

24A West Lane, Penrith, Cumbria, CA11 7DR

Small industrial / storage unit adjacent to
Penrith town centre.

- Accessible via West Lane pedestrian door and Warwick Place vehicle access.
- Suitable for a range of commercial uses, subject to the necessary consents
- Convenient location a short walk from Penrith town centre
- Yard space with vehicle access for parking included.



LOCATION

The property is situated on West Lane, Penrith, providing convenient access to the town and surrounding commercial and industrial areas. Penrith is an established market town in Cumbria with good road communications, including easy access to the M6 motorway and the A66, providing links towards Carlisle, the Lake District and the wider North of England.

DESCRIPTION

The property comprises a small industrial/storage unit providing flexible commercial accommodation suitable for a variety of occupiers. The unit would be well suited to storage, workshop, trade counter or light industrial use, subject to any necessary planning consents.

The property includes a yard accessible from Warwick place with facility for the parking of 3 cars and vehicle access into the unit.

ACCOMMODATION

The property comprises the following approximate areas:-
Total Unit - 807 Sq. f.t. (76 Sq. m.)

SERVICES

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

TENURE

Freehold with vacant possession.





£ PRICE

Offers in the region of £95,000

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

🔑 PLANNING

Interested parties can enquire of Westmorland and Furness Council at www.westmorlandandfurness.gov.uk or alternatively telephone: [0300 373 3300](tel:03003733300).

💡 EPC

This property is a warehouse/store and is not heated.

💷 BUSINESS RATES

RV 24A West Lane Penrith - £3,200

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