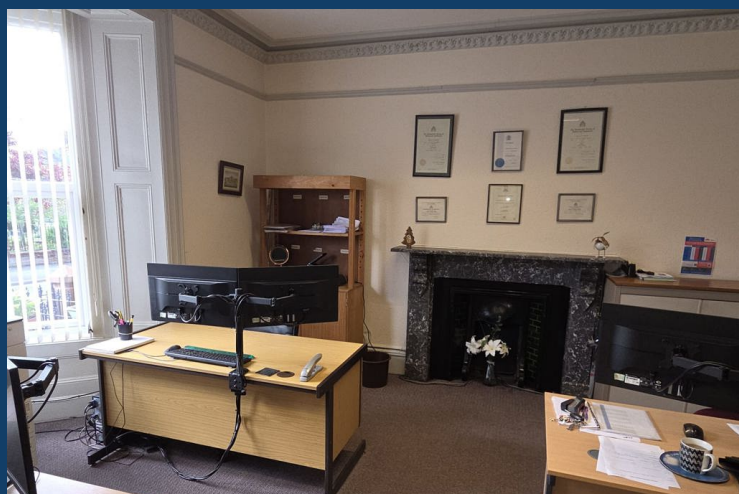


FOR SALE

88.7 Sq M



GROUND FLOOR, BASEMENT AND PART FIRST FLOOR, 3 PORTLAND PLACE, PENRITH, CUMBRIA, CA11 7QN

- Offices and ancillary on first and part first floor, with basement storage space
- The freehold includes a flat and maisonette, both sold off on long leaseholds
- Excellent location
- Would suit a variety of uses (subject to planning)

DGRE

OFFICES, 3 PORTLAND PLACE, PENRITH, CA11 7QN

This property is a 19th century, mid-terraced stone building arranged across 4 storeys plus basement. The offices are across ground and part first floor with storage space in the basement. The remainder of the first floor has been converted into a flat, with the second and third floor having been converted into a maisonette. Both the flat and maisonette have been sold off on long leaseholds.

Location

The property is situated on the western side of Portland Place, Penrith, immediately opposite Coronation Garden and the local council offices at Voreda House and is approximately 200 metres to the west of the town centre. There is on street parking in the locality and the town hall car park is 50 metres to the east.

Penrith is a market town, situated just to the north-east of the Lake District National Park, with a population of around 15,000. Traditionally a farming area, the town also has local and regional businesses and tourist trade throughout the year. It is at J40 of the M6, which links with the west-east A66 trunk road, and 20 miles south of Carlisle and has a railway station on the West Coast Main Line.

Local facilities include two secondary schools, a range of independent shops, pubs, cafes, a leisure centre and auction mart. Major retailers in the town include Argos, Peacocks, B&M, B&Q, Boots, Booths, Sainsburys, WH Smiths, Morrisons, Aldi and M&S Foodhall. The property lies in the 'narrows' on the main shopping street in the centre of Penrith providing an excellent retail or service position.

The property is situated in a conservation area.

Accommodation

To the ground floor, the property provides two interconnected offices opening off the common entrance hall which boasts an elaborate stair balustrade and impressive original Minton tiled floor. Also opening off this corridor is a separate office, a WC and the access to the basement with a small kitchenette at the head of the staircase. There is a separate office opening off the common areas at first floor. The storage accommodation in the basement is divided into two areas.

	Sq M	Sq Ft
Ground floor	42	452.09
Ground floor	10.4	111.95
First floor	10.8	116.25
Basement	25.5	274.48
TOTAL	88.7	954.77

Tenure

The property is held freehold under title CU47897. Flats 1 and 2 to which the freehold is subject are under separate ownership under long leasehold titles CU90509 and CU84909.

VAT

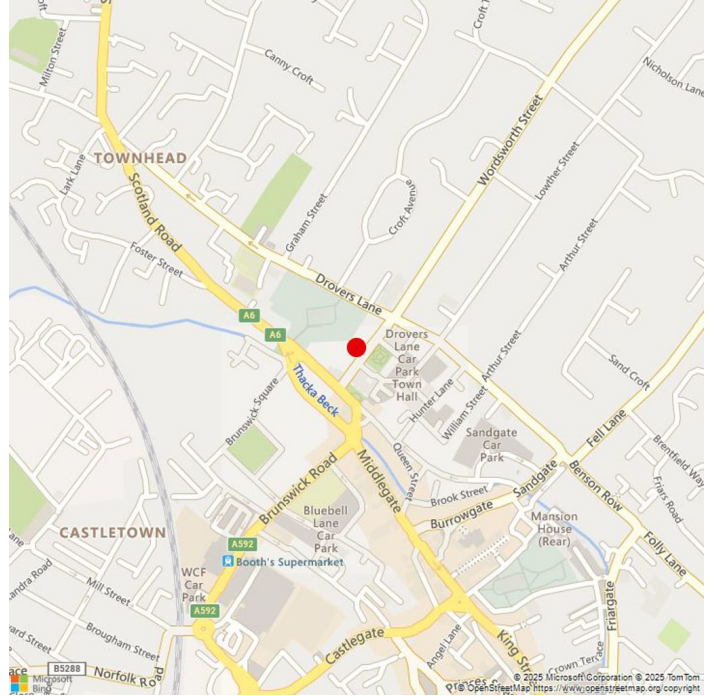
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

Planning Information

Prospective purchasers or tenants should satisfy themselves that the proposed use complies with all planning regulations by making enquires of the local planning authority. We understand the building is not a listed building.

Services

Understood to be connected to mains water electricity and sewerage. No warranty is given regarding the working order of any appliances or services referred to in these particulars



Additional Information

Price

£108,000 for the Freehold

EPC

The property has an EPC rating of G.

Viewing

Strictly by appointment through DGRE.

DGRE Agency Admin

03333201400
admin@dgre.uk