

FOR SALE

65.6 Sq M



1 BRIDGE END, THE SANDS, APPLEBY IN WESTMORLAND, CA16 6XN

- Retail investment
- Range of investment, trading or development possibilities
- Picturesque Eden Valley market town
- Lovely town centre situation next to River Eden
- Renovated in 2022

DGRE

1 BRIDGE END, THE SANDS, APPLEBY-IN-WESTMORLAND, CA16 6XN

A shop with ancillary accommodation on two floors which is currently used as a Pizza takeaway. The lease expires on 26 May 2025 and is excluded from the renewal provisions of the Landlord and Tenant Act 1954. There are a number of possible investment, trading or development options.

The building underwent substantial renovations in 2022 including re-roofing, like-for-like replacement of structural timbers, new common rafters, battens, new & re-used slates, removal of cement render & re-rendering with lime, limewashing and replacement of shop front windows

Location

Appleby-in-Westmorland is an historic and picturesque market town, situated in the Eden Valley area of Cumbria close to the North Pennines and the Lake District, with a population of around 3,000. The local economy is based on tourism, farming and small businesses. It is 14 miles from M6 J40 at Penrith via the A66 trans-Pennine road and has a railway station on the Carlisle-Settle line. Local facilities include a grammar school, a range of independent shops, cafes, delicatessens, a leisure centre and it is home to the annual Appleby Horse Fair. The property lies in the town centre, adjacent to St Lawrence Bridge over the River Eden and fronting The Sands.

Accommodation

Two storey Grade II Listed period building at the end of a row of buildings and comprising a ground floor shop with ancillary store/prep room and first floor bathroom and storeroom with a small patio area overlooking the river at the rear.

	Sq M	Sq Ft
Ground - Shop	37.2	400.42
Ground - Prep/Store	13.4	144.24
First - Store	10.7	115.17
First - Bathroom	4.3	46.29
TOTAL	65.6	706.12

Tenure

The freehold of the property is for sale.

The property is subject to a lease to the current tenant, which expires on 26 May 2025, at a rent of £4,800 per annum. The lease includes the inventory of trade equipment used to run the pizza takeaway business trading from the premises.

Included in the sale is an inventory of trade fixtures, fittings, equipment and furnishings. Any items not included in these particulars, or the inventory are excluded.

VAT

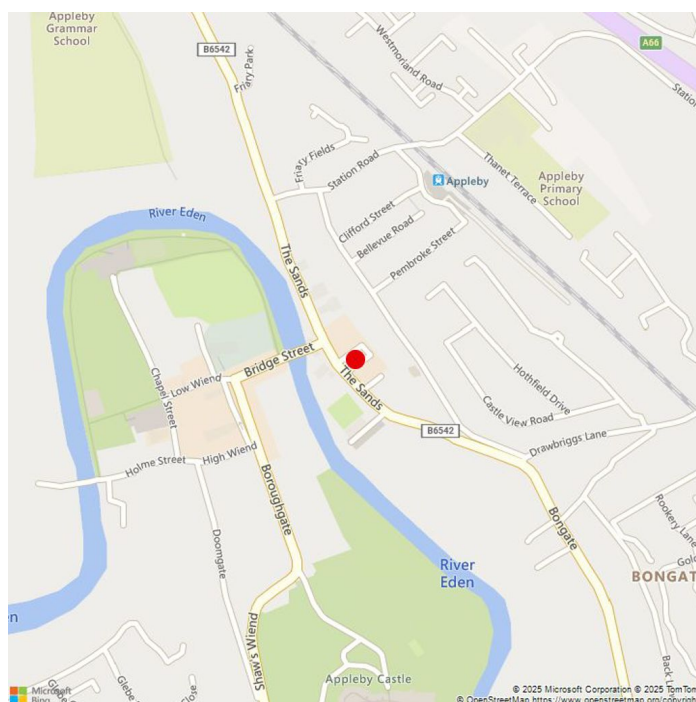
All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Planning Information

Prospective purchasers or tenants should satisfy themselves that any proposed use complies with all planning regulations by making inquiries with the local planning authority, Westmorland & Furness. The property is Grade II Listed and is in a Conservation area.

Services

We are advised that mains water, electricity, gas and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.



Additional Information

Price

£110,000 for the Freehold

EPC

An EPC has been commissioned.

Viewing

Strictly by appointment through DGRE

Freddie Griffiths

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