

FOR SALE

232.77 - 237 Sq M



SALVATION ARMY SHOP, 1-2 QUEEN STREET, PENRITH, CA11 7XE

- Retail investment sale
- Let to Salvation Army Trading Company Limited until 28/02/2031.
- Town centre location
- Edge of Lake District market town

DGRE

SALVATION ARMY SHOP, 1-2 QUEEN STREET, PENRITH, CA11 7XE

The property comprises a three storey town centre retail shop.

Location

The property is located on Queen Street in the centre of Penrith. Nearby occupiers include Poppins, Save the Children and the Alhambra Cinema.

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 is situated in a prime position on a main shopping street in the town centre.

Accommodation

The property has a ground floor retail sales area, with first and second floor storage and a staff WC on the first floor.

	Sq M	Sq Ft
Ground floor	48.95	526.9
Ground floor	43.51	468.34
First floor	50.75	546.27
First floor	4.97	53.5
First floor	39.66	426.9
Second floor	44.93	483.63
TOTAL	237	2,551.07

Tenure

The property is available as an investment subject to the current occupational lease to The Salvation Army Trading Company Limited.

The Salvation Army occupy the premises under a lease dated 20th February 2025 which commenced on 1st March 2025 and expires 28th February 2031. There is a tenant only break on 1st March 2028. The lease is on standard FRI terms, but is subject to a Schedule of Condition.

Permitted use is as a retail shop within Use Class E(a) of the Town and Country Planning Use Classes Order 1987 (as amended at the date of grant).

VAT

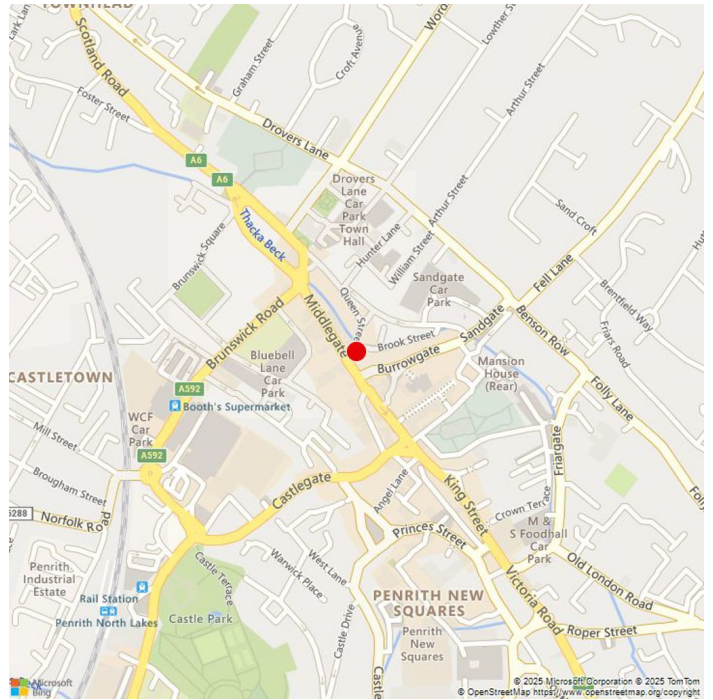
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

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

£195,000 for the Freehold

EPC

The property has an EPC rating of E. The EPC certificate, number 0790-0138-4069-5020-6096, expires 22 October 2028.

Viewing

Strictly by appointment through DGRE.

DGRE Agency Admin
03333201400
admin@dgre.uk