

Penrith - 5 Cornmarket, Cumbria CA11 7DA
Freehold Residential & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



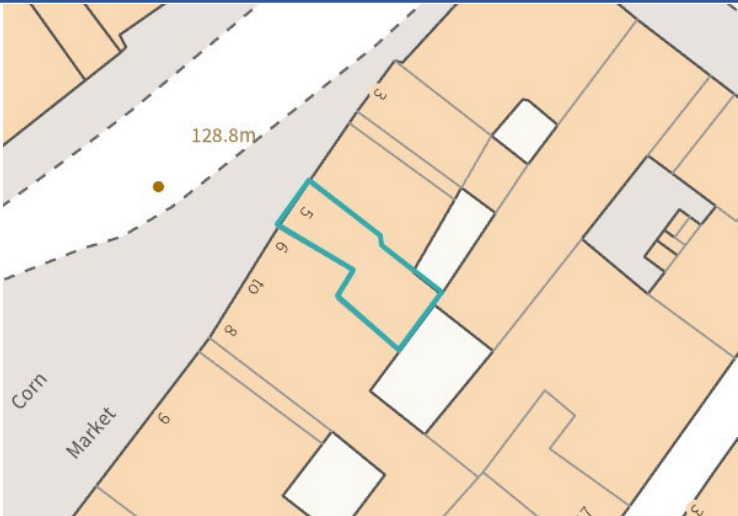
Penrith - 5 Cornmarket, Cumbria CA11 7DA

Freehold Residential & Retail Ground Rent Investment



Investment Consideration:

- Purchase Price: £150,000
- Rental Income: £5,400 p.a.
- Asset management opportunity, flat is under rented. ERV: £8,400 p.a.
- VAT is NOT applicable to this property
- Comprises 3-bedroom flat at first and second floor and a retail shop at ground floor (sold-off)
- Cornmarket has a good trading position in the town and benefits from a range of national occupiers having a presence in the immediate vicinity including Domino’s, Betfred and Vision Express.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 5 (First/Second Floor)	Residential Flat: 78 sq m (840 sq ft) 3 bedrooms, kitchen/living room, bathroom	Individual	6 Months from 3 July 2020 (holding over)	£5,400	Note 1: AST Note 2: Deposit held of £450
No. 5 (Ground Floor)	Retail Shop: Sold off	Limited Company	999 Years from November 2024	Peppercorn	Note 1: FRI
Total				£5,400	

Penrith - 5 Cornmarket, Cumbria CA11 7DA

Freehold Residential & Retail Ground Rent Investment



Property Description:

Comprises 3-bedroom flat arranged at first and second floor and a ground floor shop which has been sold-off on long leasehold, providing the following accommodation and dimensions:

Ground Floor Shop: Sold-off

First/Second Floor Flat: 78 sq m (840 sq ft)

3 bedrooms, kitchen/living room, bathroom

Tenancy:

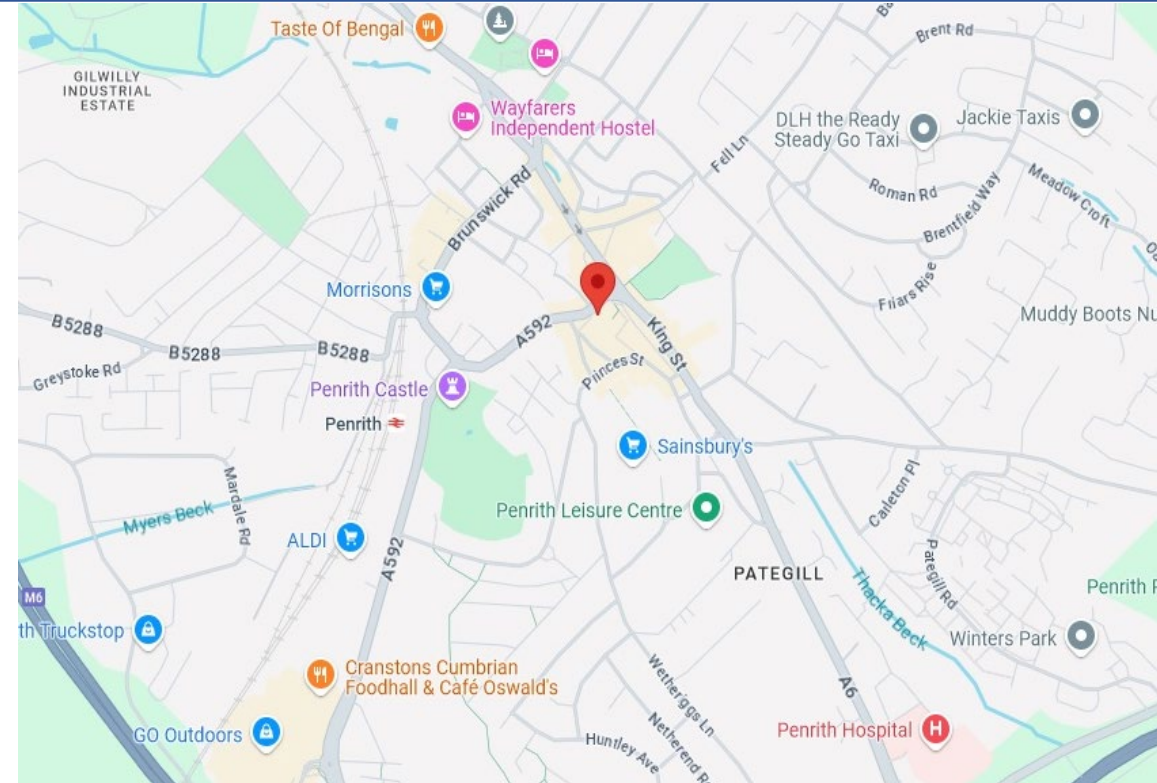
The flat is at present let on AST to an Individual for a term of 6 Months from 3rd July 2020 (holding over) at a current rent of £5,400 p.a.

Deposit held of £450.

The ground floor shop has been sold-off on long leasehold for a term of 999 Years from November 2024 at a ground rent of peppercorn.

Location:

Penrith is a popular market town on the fringe of the Lake District National Park adjacent to junction 40 of the M6 motorway, and the A66 Trans Pennine Trunk Road interchange; has a railway station serving the main West Coast Line between London and Scotland. Cornmarket has a good trading position in the town and benefits from a range of national occupiers having a presence in the immediate vicinity including Domino's, Betfred and Vision Express.



Penrith - 5 Cornmarket, Cumbria CA11 7DA

Freehold Residential & Retail Ground Rent Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.