

Penrith - 5 Cornmarket, Cumbria CA11 7DA  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS







### Investment Consideration:

- Purchase Price: £85,000
- Vacant possession
- ERV: £8,500 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop with rear exit and ancillary accommodation at basement
- Situated in the heart of Penrith, with occupiers nearby including Domino's, Betfred and Vision Express, amongst others.



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### Property Description:

Comprises ground floor retail shop with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Open plan retail, Storage, Kitchenette, WC

Basement: 16 sq m (172 sq ft)

Open plan storage

### Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.





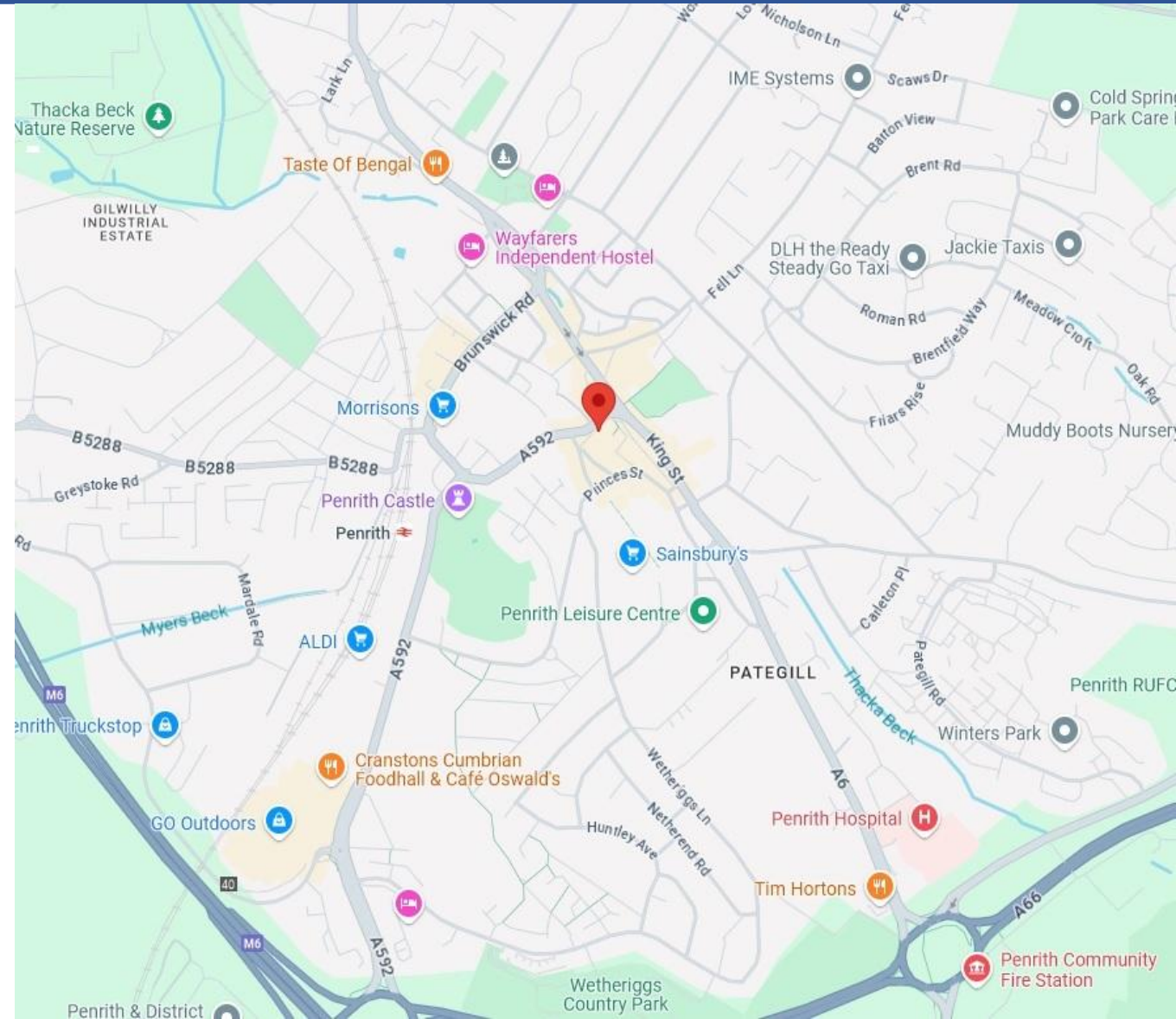
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### Location:

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. The town is 20 miles south of Carlisle and 28 miles north of Kendal, the nearest competitive retail centres. Penrith has a resident population circa 16,000 with a local authority catchment in the region of 50,000. 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.



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### Contacts:

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



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