

## List of Property Currently Available

Please contact us for full details or visit [www.merecommercial.co.uk](http://www.merecommercial.co.uk)

### BUSINESS



**WHITEHAVEN**  
Woodend Stores  
92/93 Scotch Street

#### CONVENIENCE STORE IN WEST CUMBRIA

• Sales area 67.4 sqm (725 sqft) plus stock room • Profitable business serving local community • Residential area close to town centre. • West Cumbria harbour town

**FOR SALE**  
Price Guide : £199,000  
Freehold  
AVAILABLE  
Ref: MA1271

### DEVELOPMENT



**COCKERMOUTH**  
Land  
Wakefield Road

#### COMMERCIAL LAND FOR DEVELOPMENT

• Site area 0.23 acres (0.09 hectares) • Planning permission for a 725 sqm (7,804 sqft) medical surgery • Potential for a range of industrial, office or other commercial uses • Situated on main commercial park in the town • Edge of Lake District market town in west Cumbria

**FOR SALE**  
Price Guide (+VAT) : £110,000  
Freehold  
UNDER OFFER  
Ref: MA1191



**FRIZINGTON**  
Land at Former Goods Yard  
Rowrah

#### LAND WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT

• Site Area 0.79 hectares (1.95 acres) • Identified as suitable for residential development in the local plan • Former railway goods yard now scrubland with trees • West Cumbria village near Whitehaven and Cleator Moor • Offers invited

**FOR SALE**  
Price Guide : £120,000  
Freehold  
AVAILABLE  
Ref: MA1150



**PENRITH**  
55-57  
Castlegate

#### DEVELOPMENT OPPORTUNITY

• Commercial building extending to 407 sqm (4,377 sqft) • Rear land currently used as car park • Previously used for retail purposes with ancillary storage • Prominent town centre location • Suit commercial refurbishment or residential development subject to planning • Edge of Lake District market town

**FOR SALE**  
Offers Over : On Application  
Freehold  
AVAILABLE  
Ref: MA1286



**PENRITH**  
Land at Mereside  
Eden Business Park

#### LAND FOR OFFICE DEVELOPMENT

• Part of office development on modern business park • Total site area 1,469 sqm (0.36 acres) • Planning consent for 3-storey office building of approx. 350m<sup>2</sup> • Potential for additional building subject to planning • About 2 miles from M6 Junction 40 and short walk or drive from town centre

**FOR SALE**  
Price Guide (+VAT) : £100,000  
Freehold  
UNDER OFFER  
Ref: MA1227

### HOTEL/GUEST HOUSE



**KESWICK**  
Ravensworth House  
29 Station Street

#### LAKE DISTRICT GUEST HOUSE AND RESTAURANT

• 7 well appointed guest bedrooms • Licensed 34 cover restaurant open to non-residents • Guests lounge and bar with outside seating terrace • Self-contained 2-bedroom owners quarters • Prime position in the centre of Lake District tourist town • Enormous potential to develop a range of income streams

**FOR SALE**  
Price Guide : £790,000  
Freehold  
AVAILABLE  
Ref: MA1225



**MARYPORT**  
Waverley Hotel  
Curzon Street

#### HOTEL & RESTAURANT IN WEST CUMBRIA

• 21 guest bedrooms and restaurant • Bar and lounge open all day serving coffee, food and drinks • Situated in the coastal harbour town of Maryport in west Cumbria • Within a short drive of the Lake District National Park • Excellent trade and exceptional value for money

**FOR SALE**  
Price Guide : £350,000  
Freehold  
UNDER OFFER  
Ref: MA1253

### INDUSTRIAL



**CARLISLE**  
Coach Shed - Corby Castle Estate  
Great Corby

#### WAREHOUSE

• 1,045.2 sqm (11,249 sqft) • Part of Corby Castle Estate about 6 miles from Carlisle • Flexible lease terms

**TO LET**  
Annual Rent : £30,000  
New Lease  
AVAILABLE  
Ref: MA1261



**PENRITH**  
Unit 2a  
Haweswater Road

**MODERN WORKSHOP / WAREHOUSE UNIT**

• Floor area 59sqm (632 sqft) • Office, WC and forecourt loading area • Close to M6 motorway, Junction 40 • Ideal starter unit

**TO LET**  
Annual Rent : £4,750  
New Lease  
**UNDER OFFER**  
Ref: MA1309



**PENRITH**  
Aldby Farm  
Stainton

**RURAL BUSINESS UNITS**

• Individual start up and storage units for a range of business uses • Attractive rural location in the Lake District National Park • Just off the A66, 3 miles from Junction 40 of the M6 • Easy-in Easy-out terms • Download brochure from the website for current availability

**TO LET**  
Monthly Rent :  
New Lease  
**AVAILABLE**  
Ref: MA1290

**INVESTMENT**



**KESWICK**  
135  
Main Street

**RETAIL INVESTMENT PROPERTY**

• Building occupied by tenants as a café/ tearoom • Lease producing a current income of £17,000 per annum (review due July 2022) expires in 2028 • Ground floor area 67.3 sqm (724 sqft) including mezzanine plus outside seating area • Prominent location on main arterial road in Lake District tourist town • Additional land including roadway with potential ransom value • Potential to extend existing

**FOR SALE**  
Price Guide : £295,000  
Freehold  
**AVAILABLE**  
Ref: MA1299



**PENRITH**  
4  
Cornmarket

**INVESTMENT PROPERTY**

• Ground floor shop and self contained 2-bedroom flat • Shop & flat let separately producing a total income of £16,740 per annum • Grade II Listed property in town centre shopping area • Edge of Lake District market town

**FOR SALE**  
Price Guide : £190,000  
Freehold  
**AVAILABLE**  
Ref: MA1303



**PENRITH**  
2  
Devonshire Street

**RETAIL INVESTMENT PROPERTY**

• Let to the Works Stores Limited at a current rent of £16,000 per annum exclusive • Grade II\* Listed period property • Ground floor Sales Area 100 sqm (1,074 sqft) • Prime town centre location • Edge of Lake District market town

**FOR SALE**  
Price Guide (+VAT) : £220,000  
Freehold  
**AVAILABLE**  
Ref: MA1276



**PENRITH**  
3  
Little Dockray

**FREEHOLD INVESTMENT PROPERTY**

• Mixed use building • Ground floor shop, basement shop & first floor offices • Let producing an income of £16,200 per annum • Pedestrianised town centre thoroughfare • Edge of Lake District market town

**FOR SALE**  
Price Guide (+VAT) : £165,000  
Freehold  
**UNDER OFFER**  
Ref: MA1255

**LICENSED/ CATERING**



**PENRITH**  
The Rooster Grill  
Ullswater Road

**GRILL RESTAURANT AND CAFÉ**

• Popular 126 cover grill restaurant • Menu includes full breakfasts, steaks and pizzas • Covered outside seating area for 28 and 20 space car park • Part of site with petrol station, convenience store and Subway • Situated just off Junction 40 of the M6 Motorway • High turnover business

**FOR SALE**  
Price Guide : £98,000  
Leasehold  
**AVAILABLE**  
Ref: MA1282

**MOTOR TRADE**



**BROUGH**  
Grand Prix Services  
Main Street

**MOTOR REPAIR GARAGE**

• Business established 100 years • Includes car and commercial vehicle servicing, repairs and MoTs • Total building area 2,055 sqm (22,126 sqft) on a 1.8 acre (0.73 ha) site • Located on the A66 between Penrith and Scotch Corner in the North Pennines • Thriving and profitable business with freehold property

**FOR SALE**  
Price Guide : £450,000  
Freehold  
**UNDER OFFER**  
Ref: MA1254

**OFFICE**



**CARLISLE**  
Estate Offices, Corby Castle Estate  
Great Corby

**OFFICES**

• Two ground floor office rooms each about 44 sqm (476 sqft) • Parking and toilets • Part of Corby Castle Estate about 6 miles from Carlisle • Suit established or start up business • Flexible lease terms

**TO LET**  
Annual Rent : On Application  
New Lease  
**AVAILABLE**  
Ref: MA1260



**PENRITH**  
Unit 10 Gloucester Yard  
Great Dockray

**OFFICE/ RETAIL UNIT**

• Total floor area 80.7 sqm (868 sqft) • Split level retail, office and storage accommodation • Excellent town centre location off the main streets • 2 car parking spaces available separately • New lease available

**TO LET**  
Annual Rent : £7,500  
New Lease  
**AVAILABLE**  
Ref: MA1300



**PENRITH**  
Hackthorpe Hall  
Hackthorpe

**HIGH QUALITY RURAL OFFICE SUITES**

North Range Unit 4 71.88m<sup>2</sup> (773.74 sq ft) Unit 6 + 7 166.44m<sup>2</sup> (1,792 sq ft) Unit 7B 28.91m<sup>2</sup> (311 sq ft) South Range Unit 14 23.68m<sup>2</sup> (254.89 sq ft)

**TO LET**  
Annual Rent : On Application  
New Lease  
**AVAILABLE**  
Ref: MA1002



**WORKINGTON**  
16  
Jane Street

**OFFICE UNIT WITH HIGH STREET FRONTAGE**

• Ground floor front office 18.9 sqm (203 sqft) • First floor offices 58.2 sqm (626 sqft) • Situated within regional shopping centre • West Cumbria coastal town

**TO LET**  
**Annual Rent (+VAT) : £5,750**  
**New Lease**  
**NEW**  
Ref: MA1305

**PUB/BAR**



**CARLISLE**  
Prince  
9 Devonshire Street

**CITY CENTRE BAR/ RESTAURANT**

• Ground floor and basements seating areas capable of holding around 70 covers • Turnkey opportunity currently closed • Popular food and drink trading area in city centre • Offered by way of assignment of existing lease

**LEASE FOR SALE**  
**Price Guide : £70,000**  
**Leasehold**  
**NEW**  
Ref: MA1306



**MARYPORT**  
Lowther Arms  
Mawbray

**VILLAGE COMMUNITY PUB**

• Village pub owned by community group • Applications invited from prospective tenants • Bar, dining room, well equipped catering kitchen, sun room & beer garden • 3-bedroom living accommodation • Solway Coast Area of Outstanding Natural Beauty • New lease with no ingoing

**TO LET**  
**Annual Rent : £12,000**  
**New Lease**  
**AVAILABLE**  
Ref: MA1288



**PENRITH**  
Kings Arms  
Stainton

**VILLAGE PUB AND FOOD DESTINATION INN**

• Open plan bar and dining area • Plus village shop with sub post office • Outside seating areas, garden, parking and 2-bedroom owner's accommodation • Popular edge of Lake District village, near Penrith and M6 motorway • Excellent well-established reputation and trade

**FOR SALE**  
**Price Guide (+VAT) : £435,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1199



**PENRITH**  
Yanwath Gate Inn  
Yanwath

**COUNTRY INN**

• 17th century country inn/restaurant • Gateway to the Northern Lake District (M6,J40) • Long-established reputation as dining destination • Attractive owners' accommodation • Gardens, ample parking, large garage • Recently closed

**FOR SALE**  
**Price Guide : £390,000**  
**Freehold**  
**UNDER OFFER**  
Ref: MA1297

**RESTAURANT/CAFÉ**

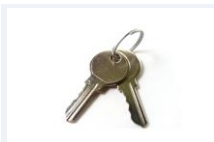


**APPLEBY**  
Tastes of Eden  
1 Low Wiend

**COFFEE/ SANDWICH SHOP**

• Popular and established coffee and sandwich bar business • Seating area for 14 covers • Fully fitted kitchen • Excellent location just off main square in historic Eden Valley market town

**FOR SALE**  
**Price Guide : £24,000**  
**Leasehold**  
**NEW**  
Ref: MA1307



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Cumbria

**LICENSED CAFÉ/ BISTRO**

• 60 inside cover vegetarian and vegan café • Outside seating with tranquil views over tree lined River Kent • Popular and established business in lovely edge of Lake District town • Excellent opportunity to acquire a lifestyle going concern with good turnover and profits • Premises held on existing lease

**FOR SALE**  
**Price Guide : £100,000**  
**Leasehold**  
**AVAILABLE**  
Ref: MA1208

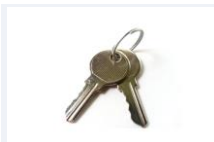


**PENRITH**  
Ice Cream Garden & Tearoom  
10 Cornmarket

**CAFÉ/ TEAROOM**

• Traditional café/ tearoom and ice cream parlour • Seating for 15 covers inside plus 21 in Mediterranean style enclosed rear courtyard • Prominent location in town centre • Edge of Lake District market town • New lease available

**FOR SALE**  
**Price Guide : £18,000**  
**Leasehold**  
**UNDER OFFER**  
Ref: MA1302



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**HOTEL, RESTAURANT & FISH & CHIP TAKEAWAY**

• Modern hotel with 10 luxury en suite guest bedrooms • Popular bar and restaurant with 70 covers and first floor expansion area • Takeaway fish and chip shop • Substantial property extended and rebuilt in 2011 • High turnover business in centre of bustling edge of Lake District town

**FOR SALE**  
**Price Guide : On Application**  
**Freehold**  
**AVAILABLE**  
Ref: MA1122



**PENRITH**  
Three Crowns Tea Shop  
4 Three Crowns Yard

**CAFÉ/ TEAROOM**

• Family run tea-room with 26 covers • Pleasant semi-pedestrianised location in town centre • Edge of Lake District market town • Trading just below VAT threshold • New lease available

**FOR SALE**  
**Price Guide : £27,500**  
**Leasehold**  
**AVAILABLE**  
Ref: MA1301

**RETAIL**



**CLEATOR**  
Cleator Stores  
50 Main Street

**CONVENIENCE SHOP IN WEST CUMBRIA**

• Local family store and newsagent • Includes well-presented 3 bedroom dwelling • Renowned for home-made hot pies • Residential area of edge of Lake District village • Excellent business and turnover

**FOR SALE**  
**Price Guide : £170,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1258



**COCKERMOUTH**  
43  
Main Street

**RETAIL SHOP**

• Floor area 143.9 sqm /1,549 sqft • Ground floor former pub/ bar • Suit retail, office, catering or range of other uses • Grade II Listed property • Prime town centre location on the main street • Edge of Lake District market town

**TO LET**  
**Annual Rent (+VAT) : £19,500**  
**New Lease**  
**UNDER OFFER**  
Ref: MA1275



**EGREMONT**  
89  
Main Street

**RETAIL SHOP/ OFFICE**

• Ground floor lock-up shop/ office • Sales area 48.40 sqm (521 sqft) plus kitchen and WC • Suit a range of possible uses • Good location in main town centre shopping street • West Cumbrian market town

**FOR SALE**  
**Price Guide : £60,000**  
**Long Leasehold**  
**AVAILABLE**  
Ref: MA1292



**EGREMONT**  
27  
Market Place

**RETAIL SHOP & TOWN HOUSE**

• Spacious period 3-bedroom town house suitable for owner occupation or letting • Shop with sales area of 18.7 sqm currently let to a charity • Garden, lock-up Garage and Workshop/ Store extending to 108 sqm • Prime location in centre of west Cumbria market town • Investment or development potential

**FOR SALE**  
**Price Guide : £175,000**  
**Freehold**  
**UNDER OFFER**  
Ref: MA1296



**PENRITH**  
3  
Cornmarket

**RETAIL SHOP**

• Sales area 24.7 sqm (266 sqft) • Kitchen, toilet and basement store/ sales • Excellent town centre shopping location • New lease

**TO LET**  
**Annual Rent : £6,750**  
**New Lease**  
**AVAILABLE**  
Ref: MA1284



**PENRITH**  
19  
Devonshire Street

**RETAIL SHOP**

• Sales area 73 sqm (786 sqft) • Character property prominently located on main shopping street • Suit range of retail or service uses • Additional floor space available in adjoining property • Available by way of a new lease • Edge of Lake District market town

**TO LET**  
**Annual Rent : £15,000**  
**New Lease**  
**AVAILABLE**  
Ref: MA1295



**PENRITH**  
22  
Devonshire Street

**RETAIL SHOP**

• Sales Area 53.2 sqm (573 sqft) • Storage, Staff Room and WC • Prime location in the town centre • Edge of Lake District market town • New lease available from January 2022

**TO LET**  
**Annual Rent : £17,500**  
**New Lease**  
**AVAILABLE**  
Ref: MA1265



**PENRITH**  
23  
Great Dockray

**SHOP/ OFFICE**

• Front Sales Area 20.5 sqm (220 sqft) • Total Floor Area 44.0 sqm (481 sqft) • Stores, Kitchen Area and WC • Suit range of retail or service uses • Prominent position in the town centre • Edge of Lake District market town

**TO LET**  
**Monthly Rent : £550**  
**New Lease**  
**AVAILABLE**  
Ref: MA1266



**PENRITH**  
43  
King Street

**RETAIL SHOP & TOWN HOUSE**

• Fine Grade II Listed Property with many original features • Ground floor retail shop • Separately accessed 5-bedroom town house • Well situated on main road in town centre • In need of some modernisation • Edge of Lake District market town

**FOR SALE**  
**Price Guide : £175,000**  
**Freehold**  
**UNDER OFFER**  
Ref: MA1289



**PENRITH**  
4a  
Little Dockray

**LOCK-UP RETAIL SHOP**

• Sales Area 26.8 sqm (288 sqft) • Ancillary Office, Store Rooms and WC • Pedestrianised street in main shopping area • Edge of Lake District market town • No hot food takeaway

**TO LET**  
**Annual Rent : £6,000**  
**New Lease**  
**UNDER OFFER**  
Ref: MA1256



**WHITEHAVEN**  
10  
Duke Street

**SHOP/ OFFICE**

• Ground floor Sales/ Front Office 67.4 sqm (725 sqft) • First and Second Floor Offices • Prominently situated on the one-way system in the town centre • West Cumbria harbour town • Suit range of retail or office uses • Flexible terms considered

**TO LET**  
**Annual Rent : £8,750**  
**New Lease**  
**AVAILABLE**  
Ref: MA1259



**WHITEHAVEN**  
71  
King Street

**RETAIL SHOP**

• Sales area 57.2 sqm (616 sqft) • Ancillary Staff and storage accommodation • Prime town centre location • West Cumbria coastal town

**TO LET**  
**Annual Rent : £10,000**  
**New Lease**  
**NEW**  
Ref: MA1308



**WORKINGTON**  
22  
Jane Street

**RETAIL SHOP UNIT**

• Lock-up shop unit • Total Ground floor area 64.6 sqm (695 sqft) • First floor Sales 37.0 sqm (398 sqft) • Situated within regional shopping centre • West Cumbria coastal town

**TO LET**  
**Annual Rent (+VAT) : £7,500**  
**New Lease**  
**AVAILABLE**  
Ref: MA1279



**WORKINGTON**  
25  
Pow Street

**RESTAURANT/ BAR / RETAIL PROPERTY**

• Restaurant/ Sales area 142.7 sqm (1,536 sqft) • Kitchen, toilets and first floor suitable for accommodation • Suit range of uses subject to planning • Prime town centre position in main shopping precinct • West Cumbrian coastal town

**FOR SALE**  
**Price Guide (+VAT) : £175,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1304

**STORAGE LAND**



**PENRITH**  
Plot 8  
North Lakes Business Park

**STORAGE COMPOUND**

• 0.96 acre (0.39 hectare) land • Level and regular shaped fenced and surfaced compound • Rural business park on edge of Lake District • Just off A66 about 4 miles west of Penrith and M6 Junction 40

**TO LET**  
**Annual Rent : £25,000**  
**New Lease**  
**AVAILABLE**  
Ref: MA1277

**TAKEAWAY**



**APPLEBY**  
Riverside Fish & Chips  
The Sands

**FISH & CHIP SHOP WITH BAGUETTE & SALAD BAR IN CUMBRIA**

• Popular high turnover takeaway business • Spacious shop, kitchens and prep areas • 4-Bedroom owners flat • 3 further flats providing additional rental income • Historic and picturesque market town in the Eden Valley of Cumbria

**FOR SALE**  
**Price Guide : £695,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1272



**PENRITH**  
Townhead Chippy  
45-46 Stricklandgate

**FISH & CHIP SHOP WITH LIVING ACCOMMODATION**

• Recently closed for operational reasons but fully equipped • Includes 4-bedroom living accommodation and land to the rear • Well situated in residential area to the north of the town centre • Rare opportunity to acquire a turnkey takeaway • Edge of Lake District market town

**FOR SALE**  
**Price Guide : £340,000**  
**Freehold**  
**AVAILABLE**  
Ref: MA1273



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Cumbria

**FISH AND CHIP SHOP & RESTAURANT**

• Popular, busy, high turnover takeaway and restaurant • 70 covers on two floors • Includes 3 Bedroom Flat • Town centre location on edge of the main precinct • West Cumbria regional centre • Turnover £555,000 net • Rent £34,000 per annum

**FOR SALE**  
**Price Guide : £270,000**  
**Leasehold**  
**REDUCED**  
Ref: MA1268