

List of Property Currently Available

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CARE/ EDUCATION



CONFIDENTIAL
Cumbria

CHILDREN'S DAY NURSERY IN CUMBRIA

Long established nursery registered for 48 places with age range 0-4. Rated outstanding by Ofsted in 2021. Situated on residential estate in edge of Lake District market town. Being sold as part of restructuring by current owners. The property would also be suitable for use as a centre or similar or residential development STP. Confidential sale.

FOR SALE
Guide Price : £475,000
Freehold
AVAILABLE
Ref: MA1321

DEVELOPMENT



PENRITH
55-57
Castlegate

DEVELOPMENT OPPORTUNITY

Former showroom and retail property on three floors extending to 407 sqm (4,377 sqft) plus rear land of 779 sqm currently used as contract car park. Prominent town centre location. Suit commercial refurbishment or residential development subject to planning. Edge of Lake District market town.

FOR SALE
Guide Price : £325,000
Freehold
AVAILABLE
Ref: MA1286



WORKINGTON
Former Caspian Flame Grills
Derwent Drive

FORMER RESTAURANT/ DEVELOPMENT OPPORTUNITY

Suit development for food, retail, or other commercial use, subject to planning. Floor Area 516.2 sqm (5,556 sqft). Site Area 0.35 hectares (0.87 acres). Planning consent for additional 350 sqm store building. On major retail and commercial area in west Cumbria.

FOR SALE/ TO LET
Guide Price : £750,000
Freehold
UNDER OFFER
Ref: MA1333

HOTEL/ GUEST HOUSE



MARYPORT
Waverley Hotel
Curzon Street

HOTEL AND RESTAURANT IN WEST CUMBRIA

21 guest bedrooms, 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
Guide Price : £275,000
Freehold
AVAILABLE
Ref: MA1253

INDUSTRIAL/ WAREHOUSE



KIRKBY LONSDALE
Unit 7
Kirkby Lonsdale Business Park

MODERN BUSINESS UNIT

Two-storey unit suitable for a range of workshop, office, studio or storage uses. Floor Area 260 sqm (2,800 sqft). Rural location on main A65 about 6 miles from Junction 36 of M6 Motorway. Just outside the picturesque market town of Kirkby Lonsdale.

FOR SALE/ TO LET
Guide Price (+VAT) : £295,000
New Lease
AVAILABLE
Ref: MA1323



PENRITH
Unit 6
Haweswater Road

MODERN WORKSHOP/ WAREHOUSE UNIT

Total Floor Area 586 sqm (6,313 sqft). Includes internal two storey ancillary office On main industrial estate. Within ¼ mile of M6 Motorway at junction 40.

TO LET
Annual Rent (+VAT) : £28,000
New Lease
AVAILABLE
Ref: MA1335






PENRITH
Unit 2 Parhelia House
North Lakes Business Park

MODERN INDUSTRIAL UNIT

Floor area 72 sqm (775 sqft). Rural Business Park on edge of the Lake District. 4 miles west of Junction 40 of the M6 and Penrith. Suit start-up business or storage. Solar panels providing A + Energy Performance Rating.

TO LET
Annual Rent (+VAT) : £5,750
New Lease
NEW
Ref: MA1348

INVESTMENT

	<p>KESWICK 135 Main Street</p>	<p>COMMERCIAL INVESTMENT OPPORTUNITY Freehold retail investment property. Let as a café/ tearoom producing a current income of £17,000 per annum until 2028. Ground floor area 67.3 sqm (724 sqft) plus mezzanine and outside seating area. Prominent location on main arterial road in Lake District tourist town.</p>	<p>FOR SALE Guide Price : £240,000 Freehold AVAILABLE Ref: MA1299</p>
	<p>WHITEHAVEN 122 Queen Street</p>	<p>RETAIL INVESTMENT PROPERTY Sale and Leaseback to Belvoir Lettings franchise for 10 years. Rental income £8,000 per annum exclusive. Net initial yield around 8.2% after costs. Sold on 900-year lease at a peppercorn rent.</p>	<p>FOR SALE Guide Price : £95,000 Freehold AVAILABLE Ref: MA1314</p>
	<p>WORKINGTON 16-18 Oxford Street</p>	<p>MIXED USE INVESTMENT PROPERTY Ground floor retail shop and 5 upper floor flats. Current annual rental income £31,920 per annum. On main thoroughfare close to town centre & facilities. West Cumbrian regional town.</p>	<p>FOR SALE Guide Price : £270,000 Freehold AVAILABLE Ref: MA1326</p>

MOTOR TRADE

	<p>BROUGH Grand Prix Services Main Street</p>	<p>MOTOR REPAIR GARAGE IN CUMBRIA 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.</p>	<p>FOR SALE Guide Price : £450,000 Freehold UNDER OFFER Ref: MA1254</p>
	<p>CONFIDENTIAL Cumbria</p>	<p>MOT, SERVICE CENTRE AND REPAIR GARAGE IN NORTH CUMBRIA Long established vehicle maintenance business. Servicing/ MOT of cars, vans and motorhomes. Vehicle sales. Turnover £647,000 (2021/22). Buildings 448.5 sqm plus external parking & storage. Property offered on new 10-year lease at £24,000 pa.</p>	<p>FOR SALE Guide Price : £160,000 Leasehold NEW Ref: MA1347</p>

OFFICE

	<p>PENRITH Office 2/3 Sandgate House 33 Sandgate</p>	<p>GROUND FLOOR OFFICES Two rooms extending to 26.1 sqm (282 sqft). For office or other service uses. Shared entrance and toilet facilities. Good town centre business location. Available on short or longer term.</p>	<p>TO LET Monthly Rent : £350 New Lease NEW Ref: MA1346</p>
	<p>PENRITH 52 Burrowgate</p>	<p>SHOP/ OFFICE Town centre two storey premises suitable for range of uses. Total area 113.9 sqm (1,226 sqft). Sales/ office areas, storerooms, WC and Kitchen. Edge of Lake District market town. Offered on a new lease.</p>	<p>TO LET Annual Rent : £8,750 New Lease AVAILABLE Ref: MA1339</p>
	<p>PENRITH Unit 10 Gloucester Yard Great Dockray</p>	<p>OFFICE/ RETAIL UNIT Suit range of office, storage or salon uses. Total floor area 80.7 sqm (868 sqft). Split level. Excellent town centre location off the main streets. 2 car parking spaces available separately.</p>	<p>TO LET Annual Rent : £7,500 New Lease UNDER OFFER Ref: MA1300</p>
	<p>PENRITH Hackthorpe Hall Hackthorpe</p>	<p>HIGH QUALITY RURAL OFFICE SUITES Hackthorpe Hall Business Centre provides open plan and private office space. Situated in the Eastern Fells of the Lake District. Ample on site parking. 5 miles south of Penrith/ J40 M6. Suites from 50 sqm (544 sqft) to 465 sqm (5,000 sqft). Details of availability on application.</p>	<p>TO LET Annual Rent : On Application New Lease AVAILABLE Ref: MA1002</p>
	<p>PENRITH Hallin House Offices North Lakes Business Park</p>	<p>OFFICES Range of individual office rooms available. Shared kitchen and WC's. Business Park on the edge of the Lake District National Park. 4 miles from Penrith and the M6 Motorway. Ample parking and easy access. Flexible terms.</p>	<p>TO LET Annual Rent : On Application New Lease AVAILABLE Ref: MA1340</p>



PENRITH
Unit 1 Aldby Farm
Stainton

RURAL BUSINESS UNIT

Floor Area 59.5 sqm/ 640 sqft. Individual start up office or storage unit suitable 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.

TO LET
Monthly Rent : £375
New Lease
UNDER OFFER
Ref: MA1344

PUB/ BAR



CARLISLE
9
Devonshire Street

CITY CENTRE BAR/ RESTAURANT

Ground floor and basements seating areas capable of holding around 70 covers. Popular food and drink trading area in city centre. Sale includes f & f. Offered by way of assignment of existing lease.

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



MARYPORT
Former Woodys of Flimby
Main Road, Flimby

FORMER PUB/ CAFE WITH POTENTIAL FOR RANGE OF USES IN WEST CUMBRIA

Detached former pub property, suitable for a range of uses, subject to planning. Spacious public areas and three-bedroom accommodation with sea views. Land to rear for garden. Residential area in Cumbrian coastal village. A short drive from the Lake District National Park.

FOR SALE/ TO LET
Guide Price (+VAT) : £90,000
Freehold
AVAILABLE
Ref: MA1334



PENRITH
Crown Inn
Morland

VILLAGE INN IN CUMBRIA

Lovely Eden Valley village between Appleby and Penrith. Spacious public bar/games room plus lounge bar/dining area. 4-Bedroom owner's accommodation. Peaceful setting next to beck. Currently noty trading.

FOR SALE
Guide Price : £195,000
Freehold
AVAILABLE
Ref: MA1311



PENRITH
Kings Arms
Stainton

EDGE OF LAKE DISTRICT VILLAGE PUB

Well established food destination pub and village inn on the edge of the Lake District. Open plan bar and dining area. Plus village shop with sub post office. Outside seating areas, garden, parking and 2-bedroom owner's accommodation. Near Penrith and M6 motorway.

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



WORKINGTON
25
Pow Street

PUB/ CAFE / BUSINESS PREMISES IN WEST CUMBRIA

Former town centre pub/ cafe. Prime town centre position in main shopping precinct. Suit range of business uses. Ground floor area 142.7 sqm (1,536 sqft) plus kitchen & toilets. First floor suitable for storage or flat. . West Cumbrian coastal town.

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

RESTAURANT/ CAFÉ



KENDAL
Jintana Thai Restaurant
101 Highgate

THAI RESTAURANT IN SOUTH CUMBRIA

Licensed 66 cover town centre Thai style restaurant. Excellent trading position. Turnover £306,000 net of VAT. Thriving town at the gateway to the Lake District.

FOR SALE
Guide Price : £59,000
Leasehold
REDUCED
Ref: MA1332



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LICENSED CAFÉ/ BISTRO IN SOUTH CUMBRIA

60 inside cover vegetarian and vegan café. Outside seating with tranquil setting overlooking 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. Annual turnover £228,894 (21/22). Premises held on existing lease.

FOR SALE
Guide Price : £70,000
Leasehold
AVAILABLE
Ref: MA1208



KESWICK
Thyme Bistro
6 Museum Square

RESTAURANT IN LAKE DISTRICT TOWN

Fully licensed established restaurant with 52 dining covers . Broad fare menu with local and seasonal specials. Turnover £388,000 net in the last financial year. Town centre location with ample tourist and local trade. Lease includes spacious first floor flat.

FOR SALE
Guide Price : £120,000
Leasehold
AVAILABLE
Ref: MA1325



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BOUTIQUE HOTEL, RESTAURANT AND FISH AND CHIP SHOP

Hospitality & catering business with several income streams. 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. Confidential sale, contact us for

FOR SALE
Guide Price : £1,100,000
Freehold
AVAILABLE
Ref: MA1122



PENRITH
Three Crowns Tea Shop
4 Three Crowns Yard

CAFÉ/ TEAROOM IN CUMBRIA

Lovely 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
Guide Price : £25,000
Leasehold
AVAILABLE
Ref: MA1301

RETAIL BUSINESS



APPLEBY
Jak & Co
4 Bridge Street

INTERIOR DECOR, BOUTIQUE CLOTHING AND GIFT RETAIL BUSINESS

Town centre business in lovely market town. Sells a range of interior décor items including curtains. Premises includes spacious shop and upper floor storage. Sale due to retirement. Annual turnover circa £110,550. Property on new lease.

FOR SALE
Guide Price : £45,000
Leasehold
AVAILABLE
Ref: MA1343



KESWICK
Sweet Temptations
22 Main Street

RETAIL CONFECTIONERY BUSINESS IN THE LAKE DISTRICT

Established sweet shop business in prime town centre location. Premises includes shop and ancillary upper floor storage accommodation. Pedestrianised square in busy Lake District town. Turnover circa £143,000. Lease to 2035.

FOR SALE
Guide Price : £49,950
Leasehold
AVAILABLE
Ref: MA1342



WHITEHAVEN
Woodend Stores
92/93 Scotch Street

CONVENIENCE STORE IN WEST CUMBRIA

Profitable convenience store business serving local community. Shop area 67.4 sqm (725 sqft) plus stock room. Residential area close to town centre. West Cumbria harbour town. Turnover £234,367 (2022/23).

FOR SALE
Guide Price : £179,000
Freehold
AVAILABLE
Ref: MA1271

RETAIL SHOP



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



PENRITH
9
Burrowgate

RETAIL SHOP

Ground floor shop with basement storage. Sales area and kitchen 39.80 sqm (428 sqft). Town centre shopping area. Edge of Lake District market town. Requires a refurb.

TO LET
Annual Rent : £6,500
New Lease
UNDER OFFER
Ref: MA1345



PENRITH
22
Devonshire Street

RETAIL SHOP

Prime location in the town centre. Sales Area 53.2 sqm (573 sqft). Storage, Staff Room and WC. Edge of Lake District market town.

TO LET
Annual Rent : £15,000
New Lease
UNDER OFFER
Ref: MA1265



PENRITH
37
Great Dockray

RETAIL SHOP/ OFFICE

Sales Area 24.9 sqm (268 sqft). Storage, kitchen and WC. Suit range of retail or service uses. Prominent position in the town centre. Edge of Lake District market town.

TO LET
Annual Rent : £6,500
New Lease
AVAILABLE
Ref: MA1336



PENRITH
Stable Shop Morland House
Morland

VILLAGE COMMERCIAL PREMISES

Suit range of uses including shop, store or office. Floor area 93.4 sqm (1,005 sqft). Kitchen and separate WC. Character historic Grade II Listed building includes original stable bays. Lovely tranquil Eden Valley village. Opposite pub and café in village centre. Offered on new lease.

TO LET
Annual Rent : £5,700
New Lease
AVAILABLE
Ref: MA1312



WORKINGTON
18
Jane Street

RETAIL SHOP UNIT

Ground floor town centre lock-up shop unit. Total floor area 36.7 sqm (395 sqft). Situated within regional shopping centre. West Cumbria coastal town.

TO LET
Annual Rent (+VAT) : £5,500
New Lease
AVAILABLE
Ref: MA1328



WORKINGTON
Ground Floor 16-18
Oxford Street

RETAIL SHOP UNIT

Ground floor retail shop. Total sales area 76.6 sqm (825 sqft). On main thoroughfare in town centre close to main shopping area. West Cumbrian regional town.

TO LET
Annual Rent : £7,800
New Lease
UNDER OFFER
Ref: MA1341

TAKEAWAY



APPLEBY
Riverside Fish & Chips
The Sands

FISH AND CHIP SHOP WITH BAGUETTE AND SALAD BAR IN CUMBRIA

Popular high turnover hot and cold food 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
Guide Price : £695,000
Freehold
AVAILABLE
Ref: MA1272



PENRITH
Townhead Chippy
45-46 Stricklandgate

TAKEAWAY SHOP AND DWELLING IN CUMBRIA

Closed former fish and chip shop with 4-bedroom dwelling and large area of rear parking and garden. Well situated in residential area to the north of the town centre. Rare opportunity. Edge of Lake District market town.

FOR SALE
Guide Price : £295,000
Freehold
AVAILABLE
Ref: MA1273



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FISH AND CHIP TAKEAWAY AND RESTAURANT IN WEST CUMBRIA

Thriving and popular 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
Offers Around : £200,000
Leasehold
AVAILABLE
Ref: MA1268