

FOR SALE

RETAIL / LEISURE / PROFESSIONAL / RESTAURANT



- **Total: 4,078 sq ft (378.76 sq m)**
 - **Ground Floor: 1,834 sq ft**
 - **First Floor (office /storage): 1,409 sq ft**
 - **First Floor (self contained flat): 838 sq ft**
- **Prominent frontage on The Sands (B6542)**
- **Former Co-op food store**
- **Guide Price: £110,000 exc (Freehold Interest)**

**15 THE SANDS, APPLEBY-IN-WESTMORELAND
CUMBRIA, CA16 6XN**

LOCATION

Appleby-in-Westmorland is a market town in Cumbria, north west England. Appleby is approximately 24 miles north-north east of Kendal and 34 miles south east of Carlisle. Transport routes are good with the A66 less than one mile north, via The Sands (B6542). The train station is within reasonably easy walking distance and there are regular bus services.

The property is prominently positioned on The Sands (B6542) with good levels of passing traffic and adjacent to the new Co-op Food store. The property is within a mixed retail and residential area with various eateries, retailers and leisure facilities.

DESCRIPTION

Two-storey detached mixed use building of brick construction, set beneath two pitched roofs with valley-gutter.

The ground floor provides largely open plan retail space with ancillary storage, lift, stairwell and fire exits to the rear. The first floor is internally connected to the ground floor from the rear and consists of office, storage and WC facilities.

Externally, there is a rear yard with detached terraced outbuildings/garages for car parking and/or further storage.

Title plan and ground-floor floor plan attached for illustrative purposes only.

ACCOMMODATION

The approximate gross internal areas are as follows:

ACCOMMODATION	Sq ft	Sq M
Ground Floor (retail)	1,687	156.72
Ground Floor (rear ancillary)	147	13.61
Ground Floor Total	1,834	170.00
First Floor (office, storage, kitchenette and WC's)	1,409	130.88
First Floor (self-contained residential)	835	77.55
First Floor Total	2,244	208.43
Total Building	4,078	378.76

GUIDE PRICE

Offers in the region of £110,000.

ENERGY PERFORMANCE CERTIFICATE(EPC)

Rated within Band C (71). EPC available on request.

TENURE & TENANCIES

Freehold interest subject to secured residential tenancy agreement of part of the first floor. The vendor has informed us that the Tenant pays a rent of £312pcm, exclusive.

PLANNING AND USE

Interested parties to satisfy themselves as to the availability of planning permission and necessary statutory consents for their intended use prior to entering into a contract.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Eligible parties to receive part (circa 41.67%) Rate Relief under current Government legislation. [Further information click HERE.](#)

The property has been entered into the 2017 Rating List as:

Shop and Premises
Rateable Value: £13,750
Rates Payable (2020/21): £ 6,861 (or £4,002 with rate relief)

Interested parties are to satisfy themselves as to their eligibility for their own Rate Relief and Rates Payable for their intended use, prior to entering into a contract.

AGENTS NOTES

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the lessee to ensure that they are in working order.

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

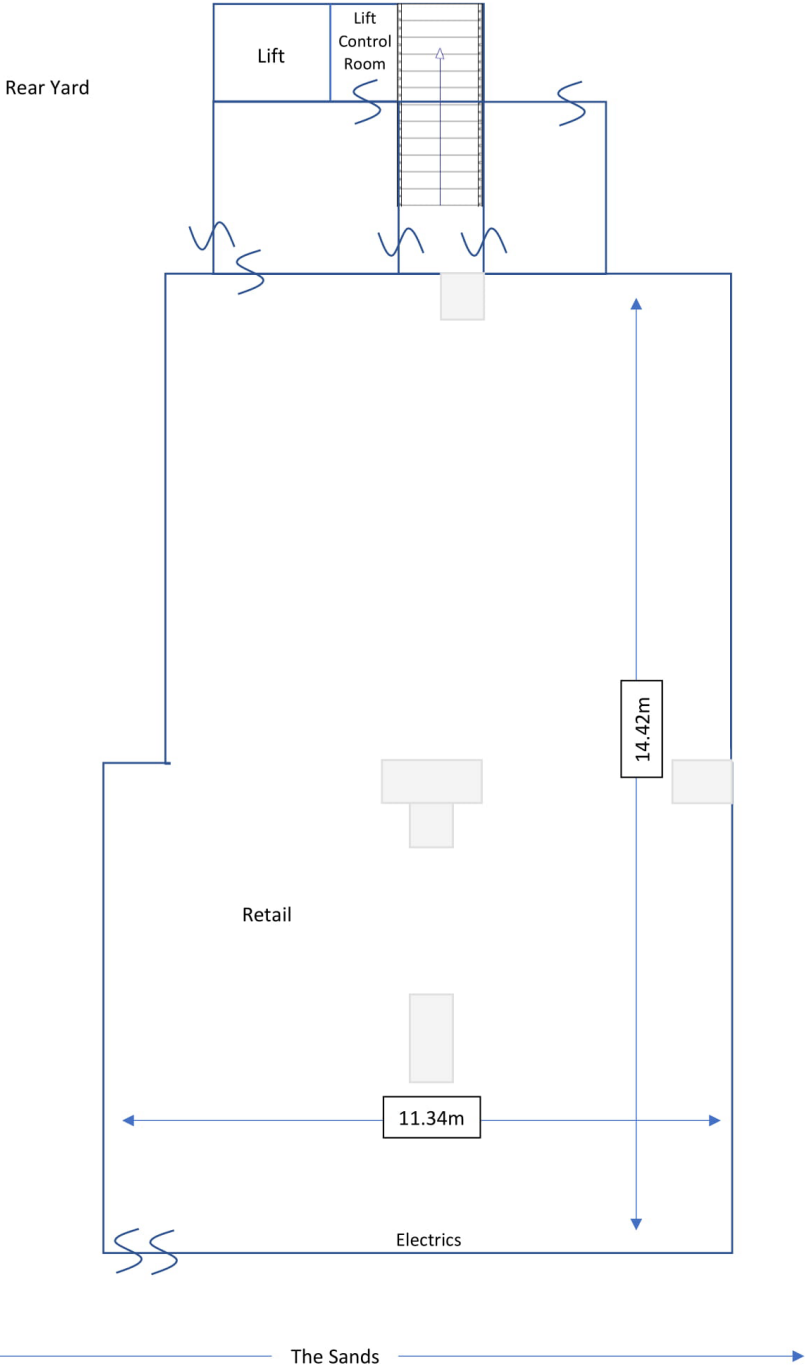
Lewis J Smith, Carter Towler Chartered Surveyors, Oakmere, Belmont Business Park, Durham, DH1 1TW

Tel: 0191 384 2733
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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

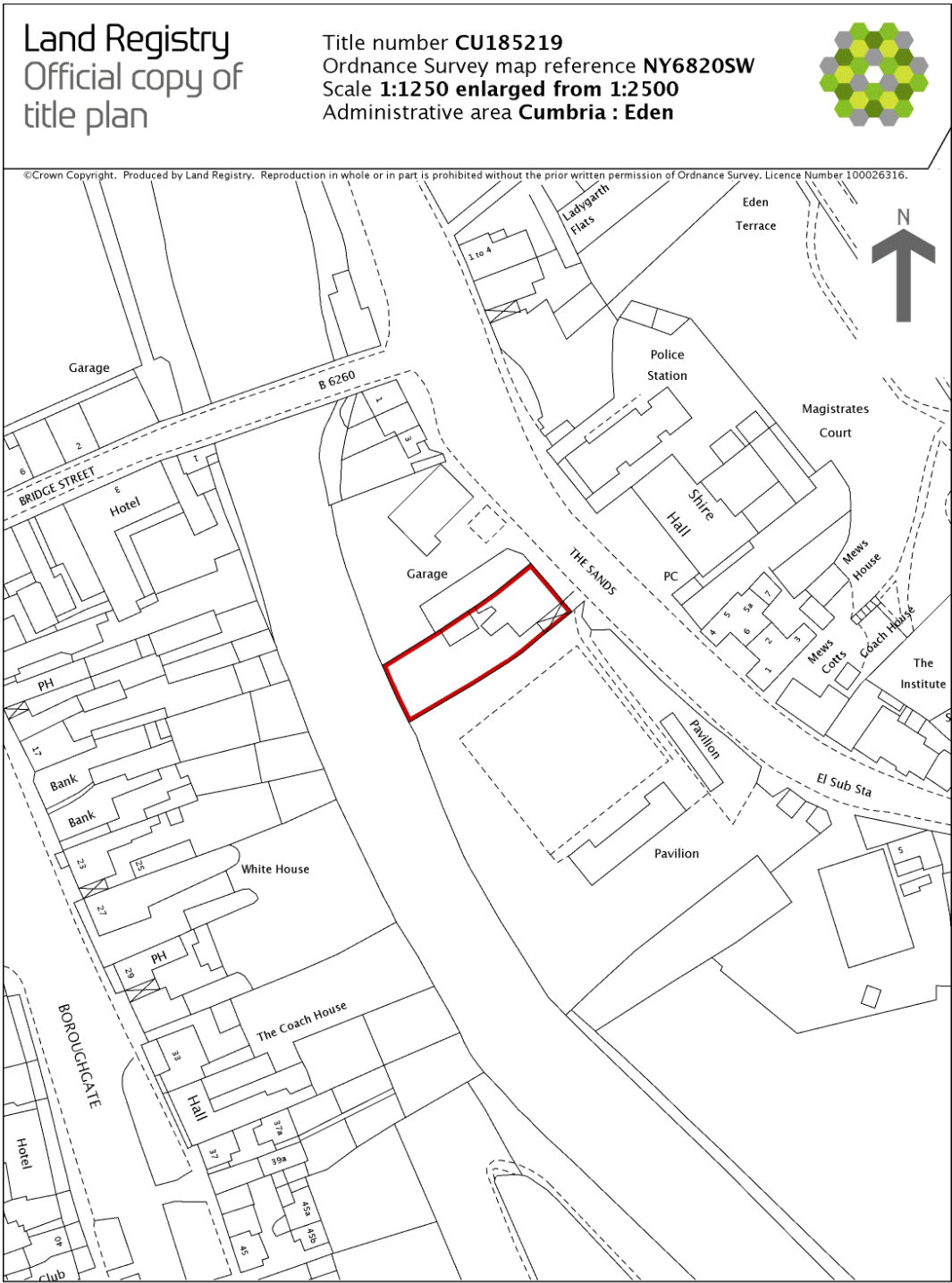
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15 The Sands, Appleby -in-Westmorland, Cumbria, CA16 6XN
For illustrative purposes only, not to scale and dimensions approximate





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CUMBRIA, CA16 6XN



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