

For Sale

Prime Development Site Fronting Victoria Road and Southend Road Penrith Cumbria



Prime development site fronting Victoria Road and Southend Road alongside the main entrance to the New Squares Shopping Centre.

Penrith is an attractive and popular Cumbrian market town situated 20 miles south of Carlisle, 32 miles north of Kendal and 18 miles east of Keswick with access to the M6 motorway within 5 minutes drive of the town centre at junction 40. The town has a resident population of approximately 12,500 and serves as a retail, service and employment centre to the affluent rural catchment area. The area generally has a buoyant local economy with unemployment rates consistently well below the national average.

Location

The site is situated with prominent frontages to Victoria Road, Southend Road and the entrance to the New Squares Shopping Centre incorporating a 55,000 sq ft Sainsburys Supermarket and 608 space multi storey car park plus an additional 81 space car park.

Description

The site is part cleared to the Victoria Road frontage with a disused building to the Southend Road frontage with all main services adjacent.

Accommodation

Site area approximately 0.1 acres 0.04 hectares

Tenure

Freehold with vacant possession.

Planning

The front portion of the site has consent for 6 apartments with the rear part having an existing use of offices. Suitable for other uses subject to planning.

Price

Offers around £275,000.

Legal Costs

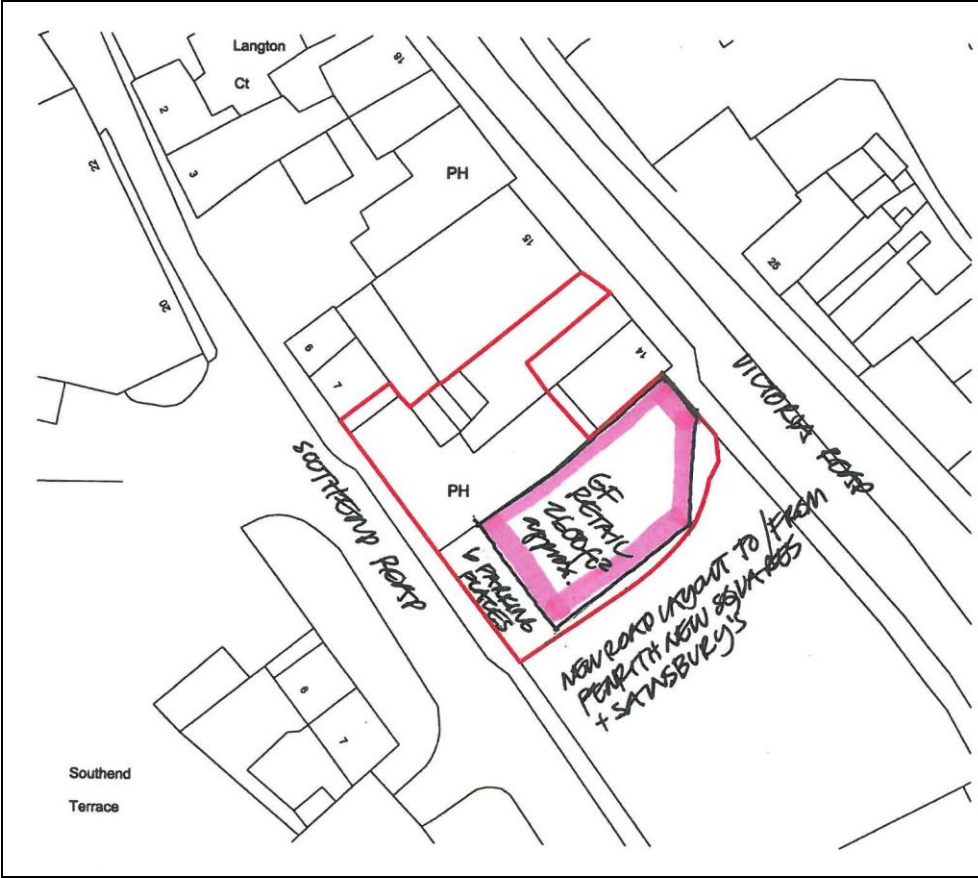
Each party to be responsible for the payment of their own legal fees.

VAT

The sale price is not subject to VAT.

Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.



© COPYRIGHT MANNING ELLIOTT ARCHITECTS 2011
 THIS DRAWING IS THE PROPERTY OF MANNING ELLIOTT ARCHITECTS.
 IT MUST NOT BE COPIED OR REPRODUCED OR ENLARGED
 TO ANYONE WITHOUT PERMISSION.
 DO NOT SCALE OFF THIS DRAWING
 ALL DISCREPANCIES TO BE REPORTED TO MANNING ELLIOTT
 ARCHITECTS.

Revisions:

MANNING ELLIOTT
 Chartered Architects
 and Designers
 Cumbria House
 Unit 1
 Gladby Road
 Penrith, Cumbria, CA11 8FF
 Telephone: 01768 885500
 Facsimile: 01768 881900
 E-mail: penr@manning-elliott.co.uk

**Land at Southend Road and
 Victoria Road, Penrith.**

Ownership Plan
OPTION 1 (RETAIL)

SCALE: 1:500 (A4)	DATE: Feb 2011	DRAWN BY: NAB
----------------------	-------------------	------------------

10 18 5