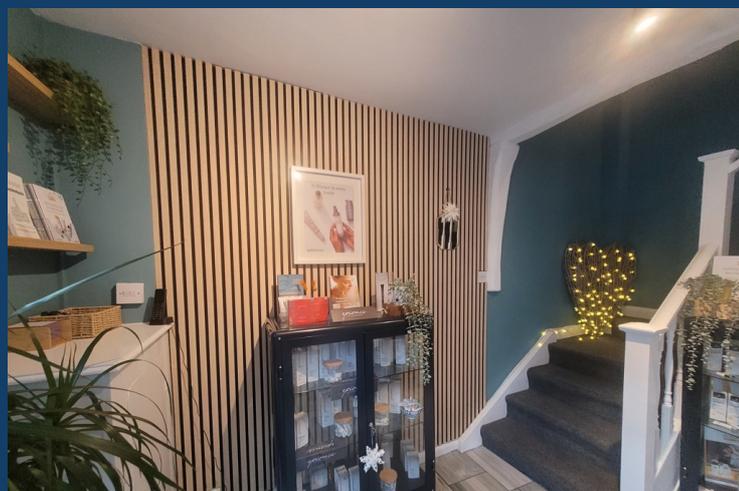


FOR SALE

42.4 Sq M



6 POETS WALK, PENRITH, CUMBRIA, CA11 7HJ

- Town centre position close to established shops and amenities
- Arranged over two floors with practical treatment room layout
- Currently trading as a beauty salon with tenant in occupation on a rolling lease

DGRE

6 POETS WALK, PENRITH, CUMBRIA, CA11 7HJ

The property comprises a two-storey commercial shop extending to approximately 42.4 sq m. It is currently occupied by a tenant and trading as a beauty salon. The first floor provides two treatment rooms together with a staff WC.

Location

6 Poets Walk is situated close to Penrith town centre, benefiting from established surrounding retail and service occupiers.

Penrith is a market town on the fringe of the Lake District National Park, supporting a year-round local and visitor economy. The town is well connected, with Penrith North Lakes railway station providing links to major UK cities and Junction 40 of the M6 located approximately 1 mile to the south. Local bus services operate regularly, including routes into the Lake District and a frequent service to Carlisle.

Accommodation

Positioned centrally within Penrith, the premises benefits from good visibility and regular pedestrian movement from nearby shops and businesses. The space is currently fitted and operating as a beauty salon, providing a ready-made configuration for continued salon, beauty, or wellness use.

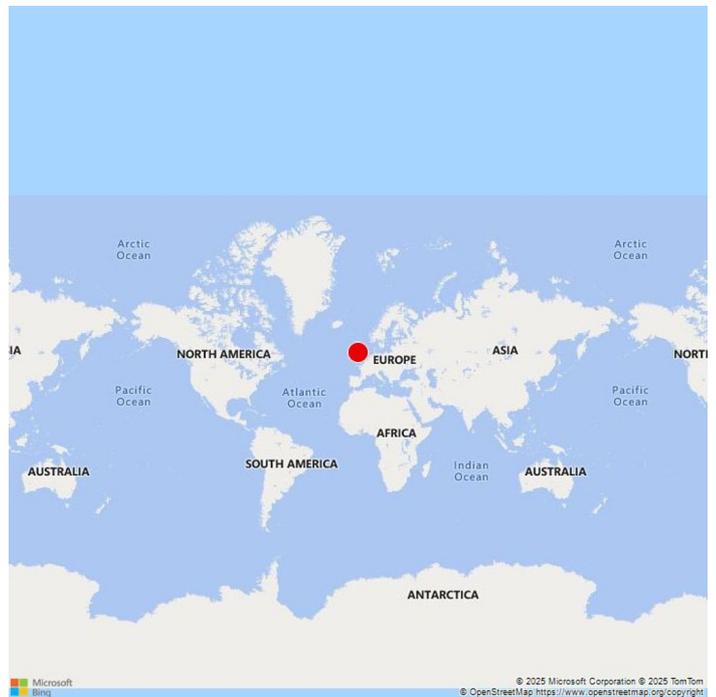
The shop is set over two floors and offers around 42.4 sq m of space in total. The ground floor, at 26.6 sq m, and creates a welcoming first impression. The first floor, measuring 15.8 sq m, is used for the majority of treatments.

The ground floor is arranged as the principal trading area and includes a dedicated nail station. The first floor provides two treatment rooms, plus a WC and wash hand basin. The layout is practical for a variety of service-based occupiers and may suit alternative uses, subject to the usual consents. The property is currently tenanted on a rolling basis, providing an ongoing income stream.

	Sq M	Sq Ft
Sales	26.6	286.32
Storage / Treatment rooms	15.8	170.07
Staff W.C		0
TOTAL	42.4	456.39

Tenure

Current rent at £600pcm (lease details to be confirmed)



Additional Information

Price

£110,000 for the Freehold

EPC

No EPC information found. EPC will be commissioned if required.

Viewing

Strictly by appointment through DGRE

Contact: Niall Deas

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Tel: 01642 967095

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