

RETAIL SHOP & FLAT WITH DEVELOPMENT POTENTIAL



BIRCHWOOD HOUSE
MAIN STREET
SHAP
CUMBRIA CA10 3NJ

FOR SALE FREEHOLD
PRICE GUIDE £195,000

- Substantial property with spacious sales area and large 3 bedroom flat
- Good sized plot of land would suit alternative uses or development
- Upland village and popular tourist area between Lake District and Yorkshire Dales
- Property prominently situated on the main through road

Ref: MA1151

LOCATION

Shap is an upland Cumbrian village located on the main A6 between Kendal and Penrith on the eastern fringe of the Lake District National Park. Close to the village are stone quarries which provide local employment. It is located on the national Coast to Coast walking trail, and just a couple of minutes from the M6 with the nearest towns being Kendal 15 miles, Penrith 12 miles and Appleby 8 miles. The property is on the main road through the village.

DESCRIPTION

The property comprises a substantial two storey stone built shop and flat on a good sized plot of land together with out buildings and a separate garage. The shop provides a spacious sales area with ancillary storage or preparation areas and the flat has separate access via external concrete stairs and includes three bedrooms and roomy accommodation throughout. The property is suitable for use as a shop and flat, alternative uses or development, subject to planning. The flat has new upvc double glazed windows.

ACCOMMODATION & FLOOR AREAS

Ground Floor

Retail shop	70.3 sqm (756 sq ft)
Preparation/Store Room	21.2 sqm (228 sq ft)
WC	

First Floor (Flat)

Entrance Hall	
Bedroom 1 (3.52m x 2.81m)	
Bedroom 2 (3.40m x 3.96m)	
Landing Area	
Bedroom 3 (1.97m x 2.94m)	
Living Room (3.28m x 4.00m) including gas fire	
Kitchen (3.25m x 3.94m) with wall and base units, stainless steel sink unit and wall mounted gas fired Vaillant boiler	
Stairs giving access to boarded attic	
Bathroom including bath, WC, wash hand basin and cupboard	

Outside

Storage outbuildings to the rear of the main building, block built shed with extended storage area and garden land and parking areas suitable for a range of possible uses.

All references to areas and dimensions are deemed to be approximate.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property. The flat has gas fired central heating. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

TENURE

We are advised the property is freehold.

RATES

Description in list:	Shop & premises
Rateable Value:	£5,000
Council Tax:	Band A

The property qualifies for 100% small business relief.

FIXTURES & FITTINGS

Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

PLANNING

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

VAT & STAMP DUTY

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

FINANCE

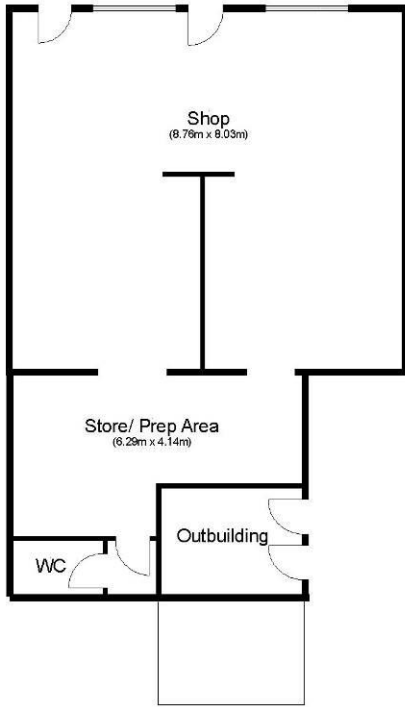
If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

VIEWING

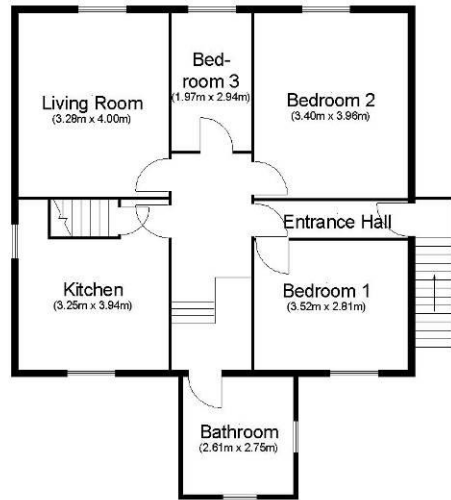
Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 11/06/18

ENERGY PERFORMANCE CERTIFICATE

To follow.



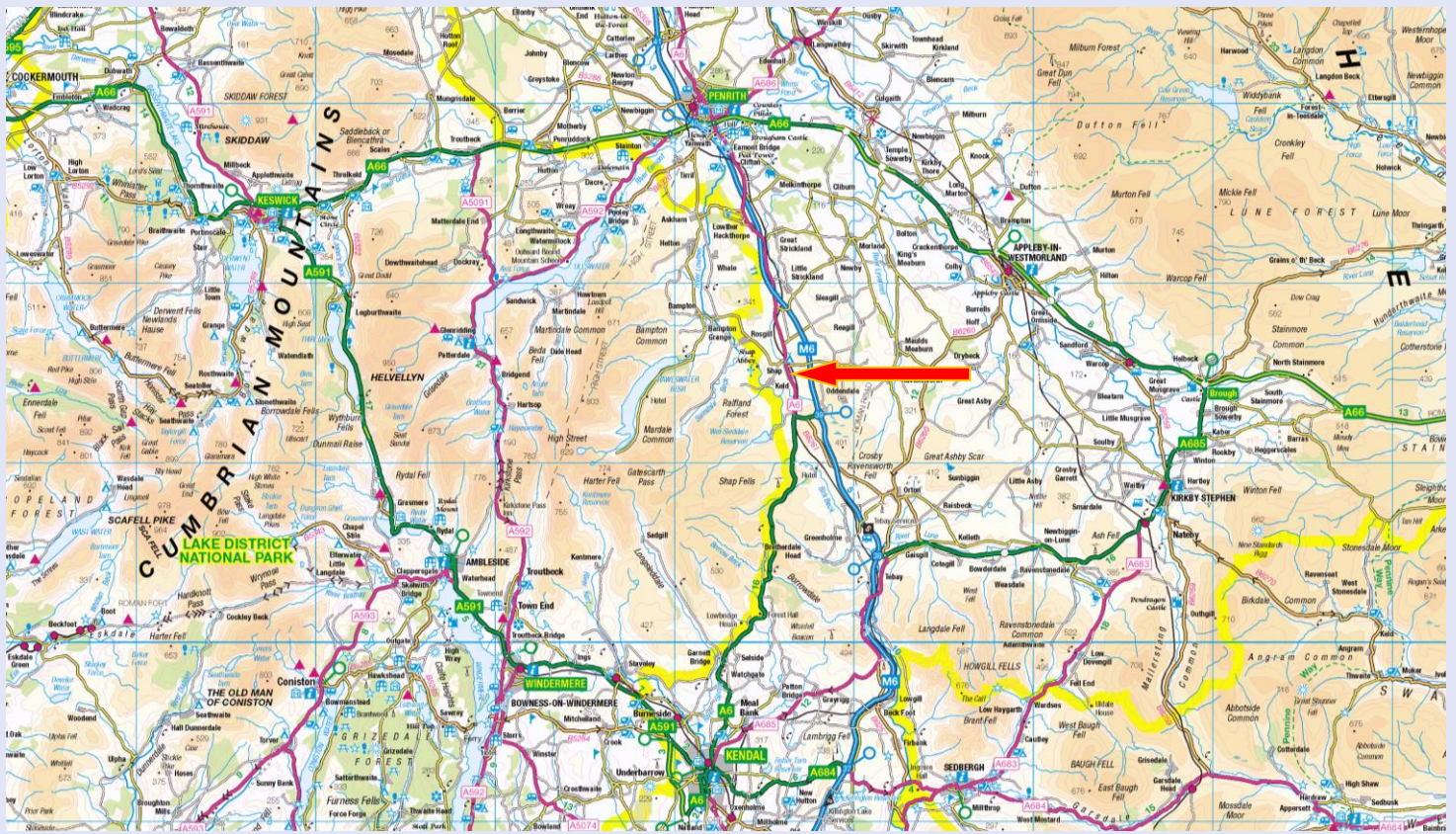
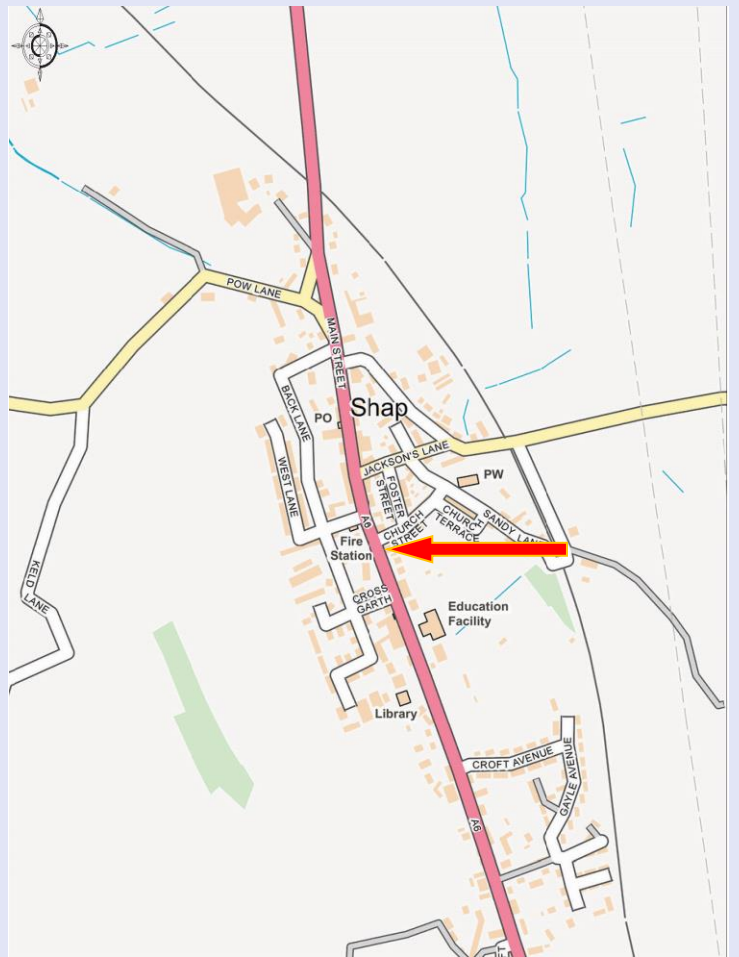
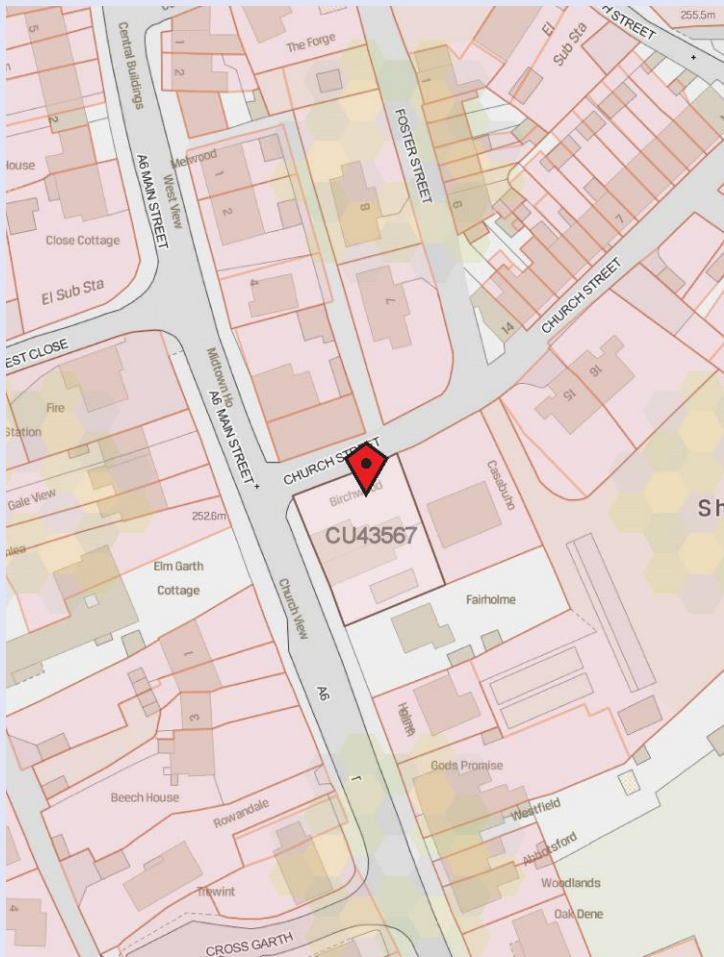
GROUND FLOOR



FIRST FLOOR

**Birchwood House
Shap**

For illustrative purposes only
Not to Scale
Measurements approximate
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