



15 The Sands

Appleby-In-Westmorland, CA16 6XN

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)**

**4,078 sq ft
(378.86 sq m)**

- Prominent frontage on the Sands (B6542)
- Former Co-op food store
- Guide Price: £110,000

15 The Sands, Appleby-In-Westmorland, CA16 6XN

Summary

Available Size	4,078 sq ft
Rates Payable	£6,861.25 Per annum 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.
Rateable Value	£13,750
Legal Fees	Each party to be responsible for their own legal and professional costs incurred in any transaction.
EPC Rating	C (71)

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.

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.

Local Authority

Eden

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

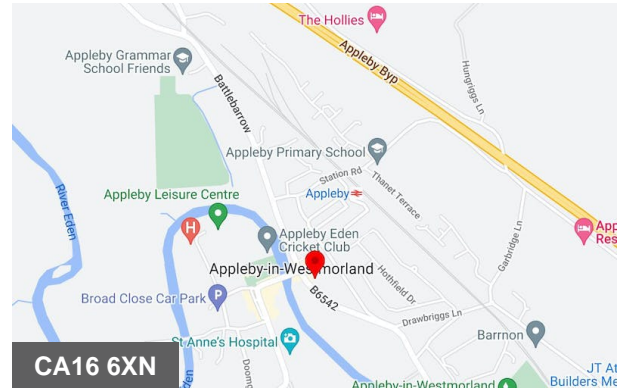
Ground floor Total 1,834 170.33

First floor (office, storage, kitchenette and WCs) 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



Viewing & Further Information



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