

**Town Centre Fully Let Freehold Residential Investment For Sale**  
Rear Building, 19 King Street, Penrith, Cumbria, CA11 7AJ

**Edwin  
Thompson**



# Rear Building, 19 King Street

## Penrith, Cumbria, CA11 7AJ

- A rare opportunity to purchase a development of 3 residential flats within Penrith town centre arranged over ground, first and second floor.
- The residential flats provide a mixture of 1 and 2 bedroom flats within a part new build and renovated property.
  - Situated in Penrith town centre with excellent links to Penrith train station and nearby road links.
  - Fully let and currently achieving a rent passing of £15,660 per annum.
- The property has recently undergone energy performance upgrades and has strong rental growth prospects.
- The properties lend themselves to a variety of uses including continued traditional residential lettings, holiday accommodation or staff/short stay workers options.

**Offers invited at a guide price of £250,000**

Ref – A1161

Edwin  
Thompson



ATKINSON

# Town Centre Grade II Listed Freehold Residential Investment For Sale

## Rear Building, 19 King Street, Penrith, Cumbria, CA11 7AJ

### LOCATION

The Rear Building at 19 King Street is located on King Street in the market town of Penrith, Cumbria in the North West England.

The property is situated to the south of the town centre a short walk to the main shopping core of Penrith town centre, Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated just 3 miles to the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 motorway network providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 16,701 (2021 Census) and is located within Eden District with a District population of over 54,700 (2021 Census). Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

The town is a popular tourist destination due to its proximity to the Lake District National Park, Yorkshire Dales and ease of accessibility. Penrith is a stopping point on a number of the Coast to Coast routes and is supported by good retail and leisure facilities including Sainsbury's, Booths, Morrisons and Aldi Supermarkets as well as Boots, M&S Food, Argos and WHSmith.

King Street forms part of the A6, one of the main routes into Penrith town centre and leading from the A66, less than 1 mile to the south. The A6 King Street continues north into the heart of the town centre providing a range of local, regional and national retail occupiers as well as leisure facilities and national supermarket brands. Penrith Railway Station is around 800 metres to the north west of the property.

### DESCRIPTION

The subject property comprises part of a three/four-storey sandstone mid-terrace residential flat development with rendered elevations in part arranged over ground, first and second floors underneath a multi-pitch slate and tile roof incorporating UPVC rainwater goods, UPVC double glazed windows, UPVC pedestrian doors with separate communal entrance door.

Access to the property is via a central arched walkway through from King Street or from the rear via Crown Terrace.

The property is arranged as follows:

#### Ground Floor

**Flat 6** – comprises a self contained flat arranged as an open plan kitchen/living room linking through to a central hallway with doors off to a double bedroom, single bedroom and a shower room.

#### First Floor

A ground floor communal entrance door provides access into a communal hallway and staircase up to Flat 1 on the first floor and Flat 1A, on the second floor.

**Flat 1** – first floor flat comprising a central hallway with doors off to a double bedroom, open plan living room/kitchen and bathroom.

#### Second Floor

**Flat 1A** – comprises a large open plan living room/kitchen/dining room, central hallway and doors off to a double bedroom and bathroom.

Externally, there is a private front courtyard which is secured by timber fencing.

### ACCOMMODATION

The residential flats provide the following approximate gross internal area measurements:

#### Ground Floor

Flat 1	42.12m <sup>2</sup>	(453 sq ft)
--------	---------------------	-------------

#### First Floor

Flat 1A	51.78m <sup>2</sup>	(557 sq ft)
---------	---------------------	-------------

#### Second Floor

Flat 6	50.64m <sup>2</sup>	(545 sq ft)
--------	---------------------	-------------

<b>Total Approximate GIA</b>	<b>144.54m<sup>2</sup></b>	<b>(1,556 sq ft)</b>
------------------------------	----------------------------	----------------------

### SERVICES

It is understood that the site is connected to mains electricity, gas, water and drainage/sewerage systems.

Heating to the flats is via gas fired-combination boilers supplying heating and hot water to radiators and kitchen/bathrooms.

It should be noted that the services have not been tested and therefore prospective purchasers should make their own enquiries.

### ENERGY ASSET RATINGS

Copies of the Energy Performance Certificates are available to download from the Edwin Thompson website or upon request. The separate elements of the property have the following Energy Asset Ratings:

Flat 1, 19 King Street – C80  
Flat 1A, 19 King Street - C80  
Flat 6, 19 King Street - C75

### TENANCY SCHEDULE

Each flat is let on a 6 month Assured Shorthold Tenancy Agreement, on an unfurnished basis, at the following rentals:

Flat 1	£365 per calendar month or £4,380 per annum
Flat 1A	£440 per calendar month or £5,280 per annum
Flat 6	£500 per calendar month or £6,000 per annum
Total Rental	£1,305 per calendar month or £15,660 per annum

It is advised that the rental figures are subject to review in February 2025, further information is available upon request. The individual lease agreements can be provided upon request and where available.

### TENURE

The property is held freehold with the extent shown red on the attached plan.

### PROPOSAL

Offers invited at a guide price of £250,000, exclusive for the freehold interest.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

### VAT

All figures quoted are exclusive of VAT where applicable.

### LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

### VIEWING

The property is available to view strictly by appointment with Edwin Thompson, contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)  
Amelia Todd – [a.todd@edwin-thompson.co.uk](mailto:a.todd@edwin-thompson.co.uk)

Tel: 015394 48811  
[www.edwinthompson.co.uk](http://www.edwinthompson.co.uk)

### IMPORTANT NOTES:

Edwin Thompson for themselves and for the Vendor/Landlord of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in November 2024.



**Rear Building, 19 King Street**

Penrith, Cumbria, CA11 7AJ

**Edwin  
Thompson**



23 Church Street,  
Windermere  
Cumbria  
LA23 1AQ

T: 015394 48811  
F: 015394 48916  
E: [windermere@edwin-thompson.co.uk](mailto:windermere@edwin-thompson.co.uk)  
W: [edwinthompson.co.uk](http://edwinthompson.co.uk)