

**EDEN VALLEY – SUBSTANTIAL FORMER CO-OP WITH
REFURBISHMENT/DEVELOPMENT POTENTIAL
FOR SALE FREEHOLD (LETTING CONSIDERED)**

**15 The Sands
Appleby-in-Westmorland
Cumbria CA16 6XN**



**Shop, vacant upper parts and flat, with riverside garden, car parking
and 3x garages. For sale freehold or letting considered**

Appleby-in-Westmorland is the historic former county town of Westmorland, and is within the Eden Valley between the Lake District and Yorkshire Dales National Parks (and being on the edge of the Westmorland Dales). Appleby is an increasingly popular tourist destination for outdoor enthusiasts, fishing, shooting and hill walking. The town lies just off the A66 trunk road approximately 14 miles from Penrith, 27 miles from Kendal, 37 miles from Scotch Corner, and 25 miles from Barnard Castle.



Location

The property, which is shown for identification on the attached street traders' plan occupies a prominent location adjacent to the new Co-Op supermarket, opposite the Shire Hall and on the banks of the River Eden. The property has an attractive outlook overlooking the adjacent bowling club and river. The property is a short distance from St Lawrence's Bridge and the historic St Lawrence's Church and various riverside walkways.

Description

The property comprises a substantial detached building comprising a large ground floor shop, plus vacant first floor former storage and staff accommodation plus a self-contained first floor flat (let on a protected tenancy); the property sits on a substantial site comprising car parking, gardens running down to the river Eden and 3x single garages. Subject to any consents being received, there is potential scope to create a further dwelling flat at first floor and split the ground floor into 2x retail units to create 2 shops and 2 flats, with further potential to the rear of the premises.

Accommodation

The property offers the following accommodation:-

Former Co-Op

Ground Floor Net Internal Area	174.27 sq m	(1,876 sq ft)
First floor Net Internal Area	107.69 sq m	(1,159 sq ft)
First Floor Flat – self contained 2 beds	77.55 sq m	(835 sq ft)
TOTAL NIA (approx.)	359.51 sq m	(3,870 sq ft)

Outside – car park, 3x single garages & garden running down to River Eden

Total site area approx. (0.072 ha) (0.18 ac)

Tenure

The property is for sale freehold with vacant possession of the former Co-Op, but subject to a protected tenancy in respect of the first floor "The Flat, Old Co-op Building, The Sands" at a passing rental of £4,160 per annum. Our clients would consider letting the former Co-Op shop – further details available.

Price

Offers in the region of £140,000 for the freehold interest subject to the rental income from the existing flat

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £13,500

UBR – 49.9p (2025/2026)

Flat – Council Tax Band A

Applicants are advised to make their own enquiries of the local rating authority.

NB. Under the current business rate regime, it is likely that a qualifying occupier of the subject property would benefit from small business rate relief, meaning that reduced business rates would be payable. Further details available on request.

Energy Performance Certificate

To be provided.

Services

We are advised that the flat and former Co-Op are separately serviced and that mains water, mains electricity and mains drainage is available.

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Planning

The property is situated in the Appleby conservation area and we understand benefits from Class E consent on the ground and vacant first floor. Prospective purchasers should make their own enquiries of the local planning authority, Westmorland & Furness Council.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new transaction.

VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

Strictly by appointment through the agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings, or our joint agents Innes England.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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Appleby-in-Westmorland - Former Co-Op, The Sands, Cumbria CA16 6XN



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For identification purposes only

Peill & Company, Chartered Surveyors, Martindale House, Kendal, Cumbria LA9 7RL

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