



Main Street | Shap | Penrith | CA10 3NL

Guide Price £100,000



**david britton**  
ESTATES

## Key features

- Extensive retail space
- Potential for residential development (subject to the planning consents)
- Part of this prominent & Handsome building
- In the heart of village of Shap
- Close to Lake District National Park
- Excellent local amenities

## Description

Located at the left hand side of this handsome and prominent building in the heart of the village of Shap. This is part of a large building which has previously been used for a local business and subject to the relevant planning consents, this large space could be used for a retail or commercial unit and perhaps could be converted into residential apartments, subject to the relevant planning consents. It offers the new owners a whole host of flexible options!

Internally arranged over three floors, the internal spaces are in need of renovation in parts but are a centrally located in the village. Originally used for a local business, part of this building was used as a factory with a large barn area to the rear.

The village of Shap is packed with amenities including an outdoor swimming pool, an award winning fish and chip shop, a supermarket, 3 pubs and a post office. Shap offers easy access to the Lake District National Park and is easily accessible to the M6 and A6.

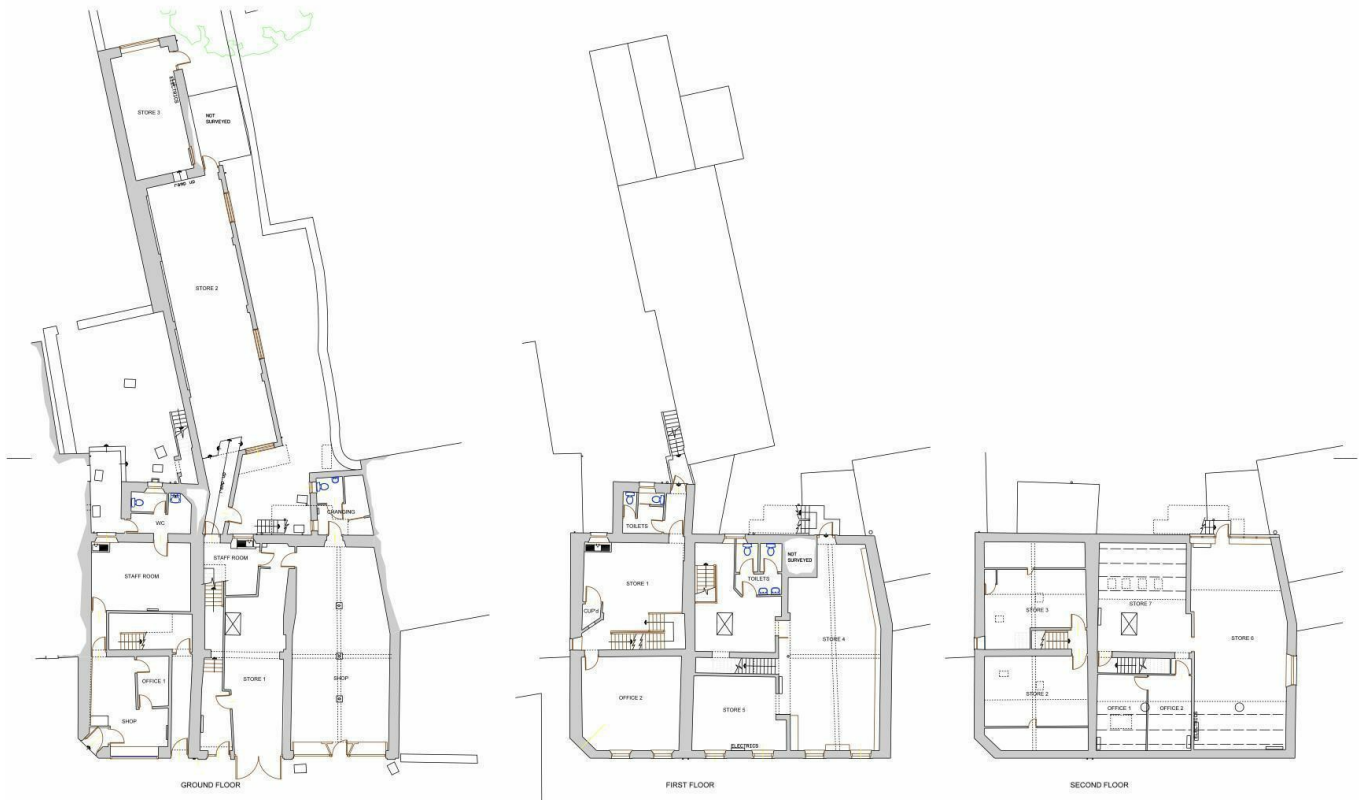
\*\* Viewing strictly by appointment only \*\*

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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