

# FOR SALE

Redevelopment Opportunity

Former Co-op Department/Foodstore

19 Burrowgate, Penrith, CA11 7TD

**M** Mason  
Owen



Image of previously  
trading store



- Substantial property with potential for re-development
- Penrith is an attractive and affluent market town in the Eden Valley on the fringe of the Lake District
- Strong transport links support the town, together with exception road network via M6, A6 and A66
- The position of the town makes it a popular base for tourists exploring the area
- Resident population of approx. 15,000 (2011 Census) and a district population of over 51,000
- Burrowgate is one of the town's oldest and most characterful commercial streets, running between the central shopping areas around Devonshire Street and Middlegate.
- The town boast many multiple retailers, together independent and speciality traders
- The property is a former Co-op and is arranged over three/four storeys with extensive shop frontage.
- There is a customer car park at the rear of the annex for circa 12 vehicles.
- The town centre's bus station and public car parks are located adjacent to the property



## Location

Penrith is an attractive and affluent market town lying less than 3 miles outside the Lake District National Park, making it a natural gateway for visitors heading into the national park.

The town has strong transport links with the Penrith North Lakes Station sitting on the West Coast main line, which is one of the UK's major rail corridors, together with exceptional road access via the M6 motorway (J40), A6 and the A66, giving it a strong access across the region.

Its position makes it a popular base for exploring both the Lake District and the Eden Valley.

## Situation

Burrowgate is one of the town's oldest and most characterful commercial streets, running between the central shopping areas around Devonshire Street and Middlegate.

The town centre's Bus Station and car parks are located adjacent to the subject property.

National retailers just a short walk from property include Boots, B&M, Marks & Spencer Food Hall, Sainsburys and Sports Direct, together with many independent retailers, cafes, specialty food outlets, pubs and restaurants.

## Description

Positioned on one of Penrith's most established commercial streets, this former Co-op provides an imposing sandstone/brick built, part three/four storey building with extensive shop frontage.

The first floor is accessed via stairs or two passenger lifts and comprises extensive open plan accommodation with generous floor to ceiling heights. The "Annex" building provides a four storey property arranged over basement, ground, first and second floors and is attached to 19 Burrowgate at second floor via a covered walkway bridge, internally there is a staircase and goods lift.

There is a customer car park at the rear of the annex for c12 vehicles.

## Accommodation

### 19 Burrowgate

AREA	SQ FT	SQ M
Ground Floor	18,062	1,678
First Floor	16,329	1,517
Second Floor	6,641	617
Basement	1,948	181
<b>TOTAL approx. GIA</b>	<b>42,980</b>	<b>3,993</b>

### The Annex

AREA	SQ FT	SQ M
Ground Floor	1,292	120
First Floor	1,399	130
Second Floor	1,389	129
Basement	1,033	96
<b>TOTAL approx. GIA</b>	<b>5,113</b>	<b>475</b>

**Site Area:** 0.58 Acres (0.235 hectares)

## Planning

The premises have an extant Planning Permission for conversion to residential use. Application 19/0033. Please see link below for full copy of plans:

[\*\*DOWNLOAD - Plans relating to Planning Permission\*\*](#)

## Energy Performance Certificate

C62 - This certificate expired in August 2025.

## Rates

Rateable Value: 2023 to present: £106,000.

Rateable Value: From April 2026: £95,500

## Tenure

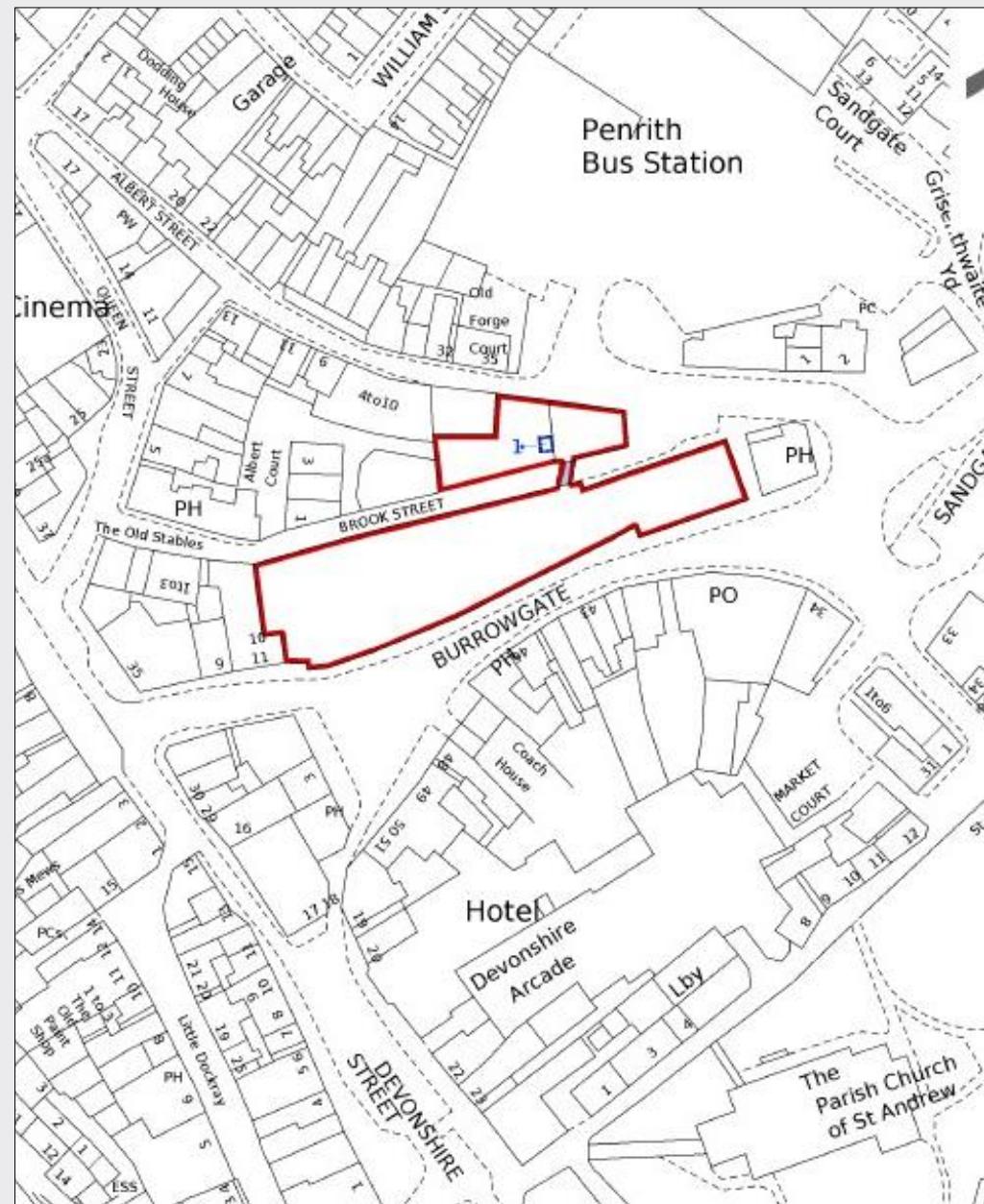
Freehold.

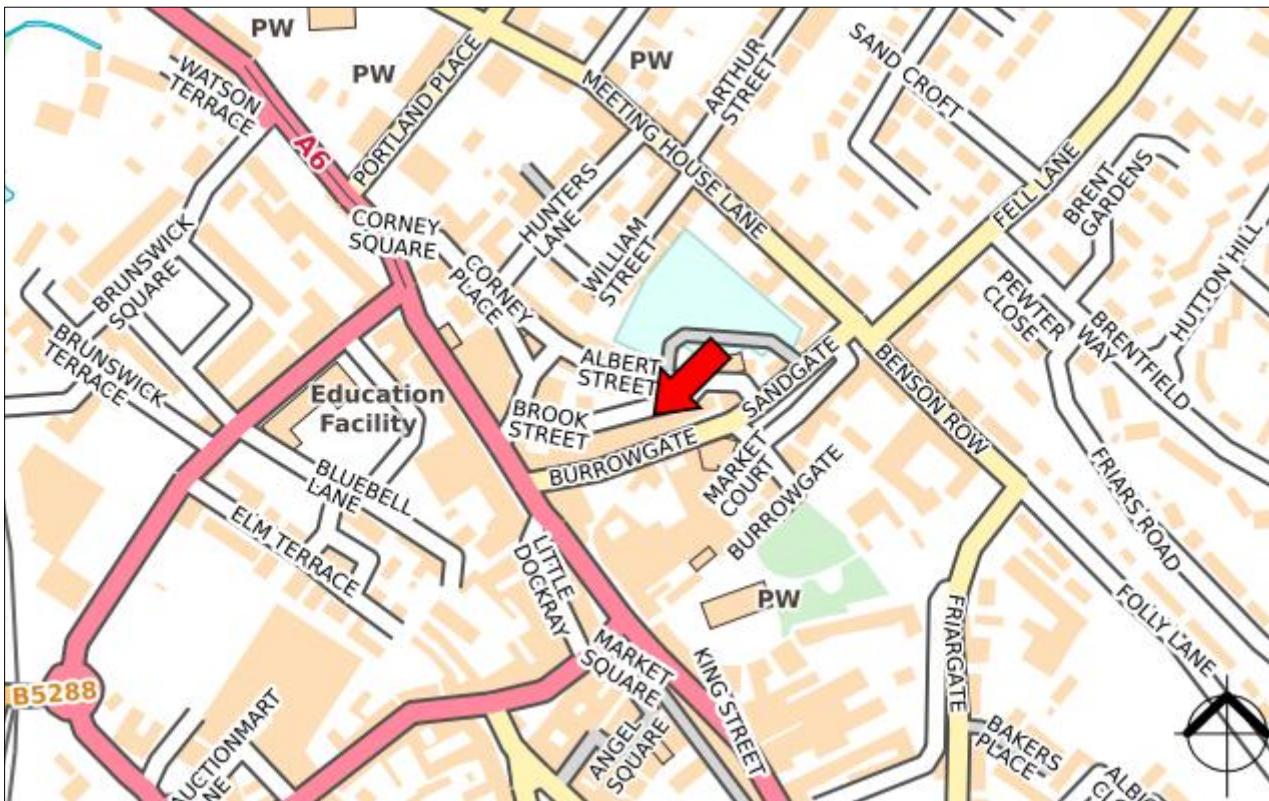
## Proposal

We are instructed to seek offers over £2,000,000, subject to contract and exclusive of VAT.

## VAT

The premises have been elected for VAT and VAT will be payable on the purchase price.





For further information please contact:



Peter Burke  
M: 07798 576790  
E: peter.burke@masonowen.com



Or via the joint agents:  
Joe Ellis  
[j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)  
Tel: 01228 548 385

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



#### Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. January 2026