

# FOR SALE



Commercial/Development/Investment/Retail/752 sq ft  
(excluding flat)/£185,000

**44-46 Front Street, Brampton**

Brampton, CA8 1NT

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



## GROUND FLOOR FORMER CRAFT/GIFT SHOP WITH FIRST FLOOR FLAT LOCATED IN TOWN CENTRE

- PROMINENT LOCATION ON FRONT STREET WITH GOOD PASSING TRAFFIC
- ON-STREET DISK PARKING NEARBY
- WELL MAINTAINED, 2 BEDROOM, TENANTED FIRST FLOOR FLAT
- SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

## DESCRIPTION

The property comprises a ground floor double-fronted retail shop with an upper floor 2 bedroomed flat, of brick construction beneath a slate roof.

A separate garage is attached to the end of the terrace run of properties and is accessible via Low Cross Street

## LOCATION

The shop is located adjoining Front Street in the centre of Brampton immediately opposite Gelt Road. Other occupiers include a mix of local operators.

## RATABLE VALUE

£4,700 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

The 2023/2024 small business rates multiplier is 49.9p in the pound. For further information on calculating the business rates payable please visit the VOA website: <https://www.gov.uk/calculate-your-business-rates>

## COUNCIL TAX

The first floor flat falls into Council Tax Band A.

## FIRST FLOOR FLAT

The first floor flat is let on an assured short hold tenancy at a rent of £350 per calendar month, which is due to rise to £375 per calendar month during November 2024.

## SALE PRICE/TENURE

Offers in the region of £185,000 for the freehold interest in the property, with the benefit of the assured short-hold tenant of the first floor flat.

## VAT

VAT is not payable in addition to the rent.

## ACCOMMODATION

Ground Floor

Retail – 439 sq ft (41 sq m)

Stores – 174 sq ft (16 sq m)

Staff/Stores – 139 sq ft (13 sq m)

First Floor Flat

Lounge – 35 ft x 44 ft (max)

Kitchen – 43 ft x 32 ft (max)

Bedroom 1 – 35 ft x 44 ft (max)

Bedroom 2 – 43 ft x 59 ft (max)

Bathroom – 1 WC, 1WHB, bath with shower over

## EXTERNAL

Lean to shed

(located separately from the property)

## SERVICES

We understand all main services are connected to the property.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

## VIEWINGS

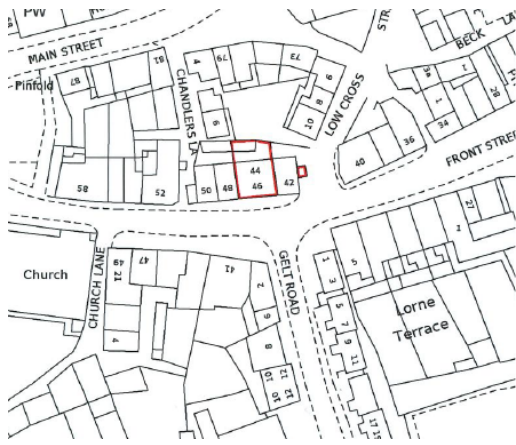
Please contact Walton Goodland.

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Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@walgoodland.com www.walgoodland.com





### Energy performance certificate (EPC)

44-46 Front Street BRAMPTON, CA8 1NT	Energy rating <b>B</b>	Valid until: 28 September 2034
		Certificate number: 9418-7034-3102-0721-1502

Property type	Retail/Financial and Professional Services
Total floor area	107 square metres

#### Rules on letting this property

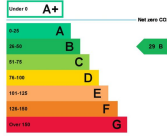
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>17 A</b>
If typical of the existing stock	<b>69 C</b>

### Energy performance certificate (EPC)

44a Front Street BRAMPTON, CA8 1NT	Energy rating <b>D</b>	Valid until: 23 September 2034
		Certificate number: 2160-5121-9140-5000-4125

Property type	Top-floor flat
Total floor area	78 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

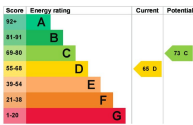
#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).



For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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