



## Retail in CA10

Shap, Shap, Penrith, Cumbria, CA10 3NL

**£130,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Live work opportunity
- ✓ Previously ran as a busy Village shop and Post Office
- ✓ 3 bedrooms of accommodation

## Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A rare live-work opportunity set in the heart of Shap Village, the stepping stone to the Lake District National Park, currently being run as a village shop, its possibilities are endless!

Currently configured as a shop and post office with generous three-bedroom accommodation, the ground floor offers a welcoming shop frontage, a reception room, and a practical kitchen. This layout provides immediate commercial use while preserving a seamless transition to living space, ideal for owners seeking a self-contained work environment with on-site facilities.

The first floor comprises a family bathroom featuring both a bath and a shower, two double bedrooms, and a living room that can readily be utilized as an additional bedroom if required. This arrangement supports flexible living arrangements, whether you require a spacious primary suite, a home office, or accommodation for guests.

The second floor extends the living options with an additional bedroom and storage, enhancing the property's adaptability for growing families or multi-generational living.

Externally, a rear yard offers practical outdoor space for storage, leisure, or potential alfresco business activities pending necessary permissions. Notably, the shop space presents multiple business use possibilities, from retail and community services to boutique offices. With appropriate change of use permissions, it could also be transformed into an exceptional family home, preserving the existing commercial footprint while creating a contemporary, comfortable living environment.

Shap Village is renowned for its range of amenities, including a local school, supermarket, cafes, pubs, and an open-air swimming pool, all within easy reach. The property benefits from strong motorway access and proximity to the Lake District National Park, presenting unrivaled opportunities for lifestyle and enterprise. This is a rare, flexible prospect for buyers seeking a prime, adaptable live-work solution in a thriving village setting.

Services - Mains gas, mains electric, mains water, mains drainage

Council Tax - D

Price: Starting Bid £130,000

Property Type: Retail

Business Type: Residential Investments

Parking: None

## Description

A rare live-work opportunity set in the heart of Shap Village, this property represents a versatile blend of commercial and residential potential in a pivotal position at the gateway to the Lake District National Park.



## Location

Village location



## Tenure

Freehold - Title number CU55735



## EPC

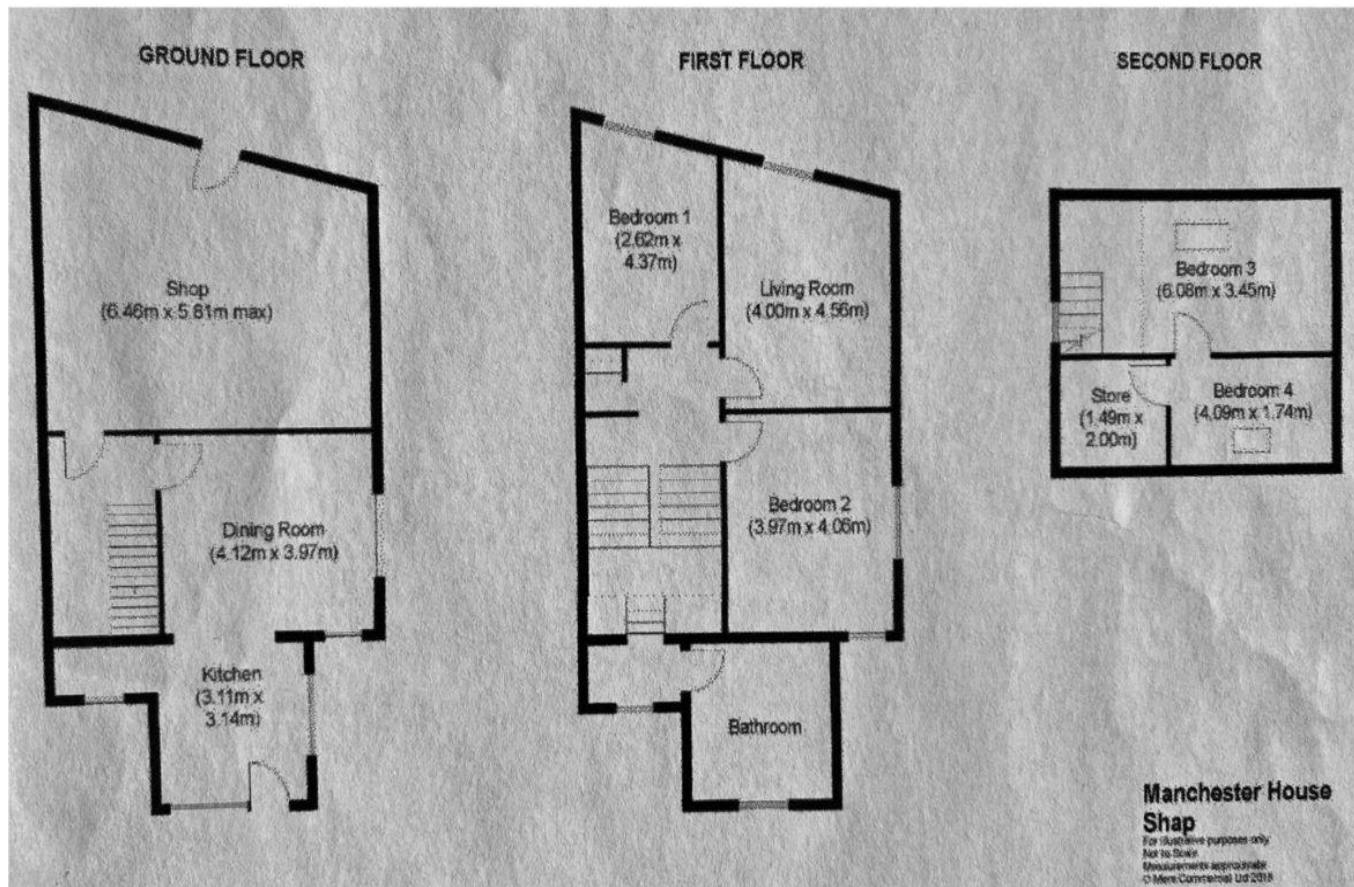
Rating - This property's current energy rating is D.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Shap, Shap, Penrith, Cumbria, CA10 3NL

Contact your local branch today for more information on this property:

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