



21 High Street and 1 Swan Street, Longtown, CA6 5UY

Guide Price £200,000



21 High Street and 1 Swan Street, Longtown, CA6 5UY

- Investment opportunity
- One retail premises and four residential flats
- Commuting distance to Carlisle/Glasgow (M6 and M74)
- Landlord currently receives annual income of £16,200 per annum
- Occupational agreements in existence
- Building Preservation Guarantee until November 2027
- No chain
- Conservation area

Investment opportunity comprising of four residential flats and one retail premises.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: Request from agent





C&D Rural are proud to offer this unique opportunity to acquire a substantial end-terraced building of traditional stone construction comprising of four residential flats and a retail shop currently let to a hairdressing salon located on the high street. The flats range between one and two bedrooms, are all compliant with current landlord regulations, and let to tenants on assured shorthold tenancies. To the rear of the property is a small yard area and access to the upper floor dwelling flats. The investment currently produces an annual income of £16,200 per annum. The property had a damp proof course and timber treatment done on 30th October 1997 with a 30 year guarantee.

A great long term investment for new investors or to add to an existing portfolio.

The listing does not include images of 1c Swan Street (second floor flat). Measurement of this property are:

1c Swan Street

Second floor

Entrance hall

Lounge 11'3" x 16'3"

Kitchen 9'5" x 6'5"

Shower room

Bedroom 16' x 8'1"

Location

This investment enjoys a rural yet accessible location with the M6 located 10 miles away excellent railway links found in Carlisle and Carlisle Airport only 15 miles away. Located in Longtown and only 12 miles from Carlisle, this investment opportunity is well served by an excellent range of local amenities and services including a primary school in Longtown and secondary school in Brampton. Cumbria is one of the genuinely rural areas of England and therefore provides a quality of life that is becoming increasingly rare. The Lake District is less than an hours drive from Longtown with other attractions such as Hadrian's Wall and the Solway Firth nearby also.

Tenure and Possession: The Freehold title is offered for sale.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: The property is connected to mains services. It is understood each component of the property is individually metered. The property benefits from electric heating.



Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200.

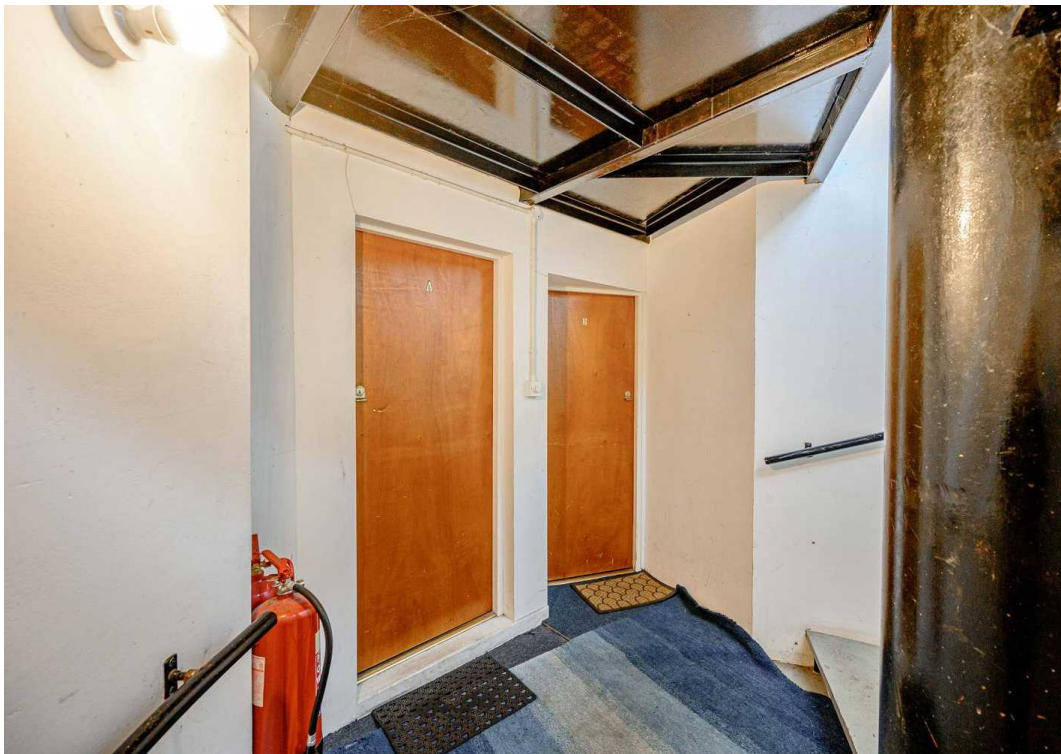
Planning: The property is situated within a conservation area and therefore there may be restrictions on alternative uses for the property.

Broadband: Cable

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

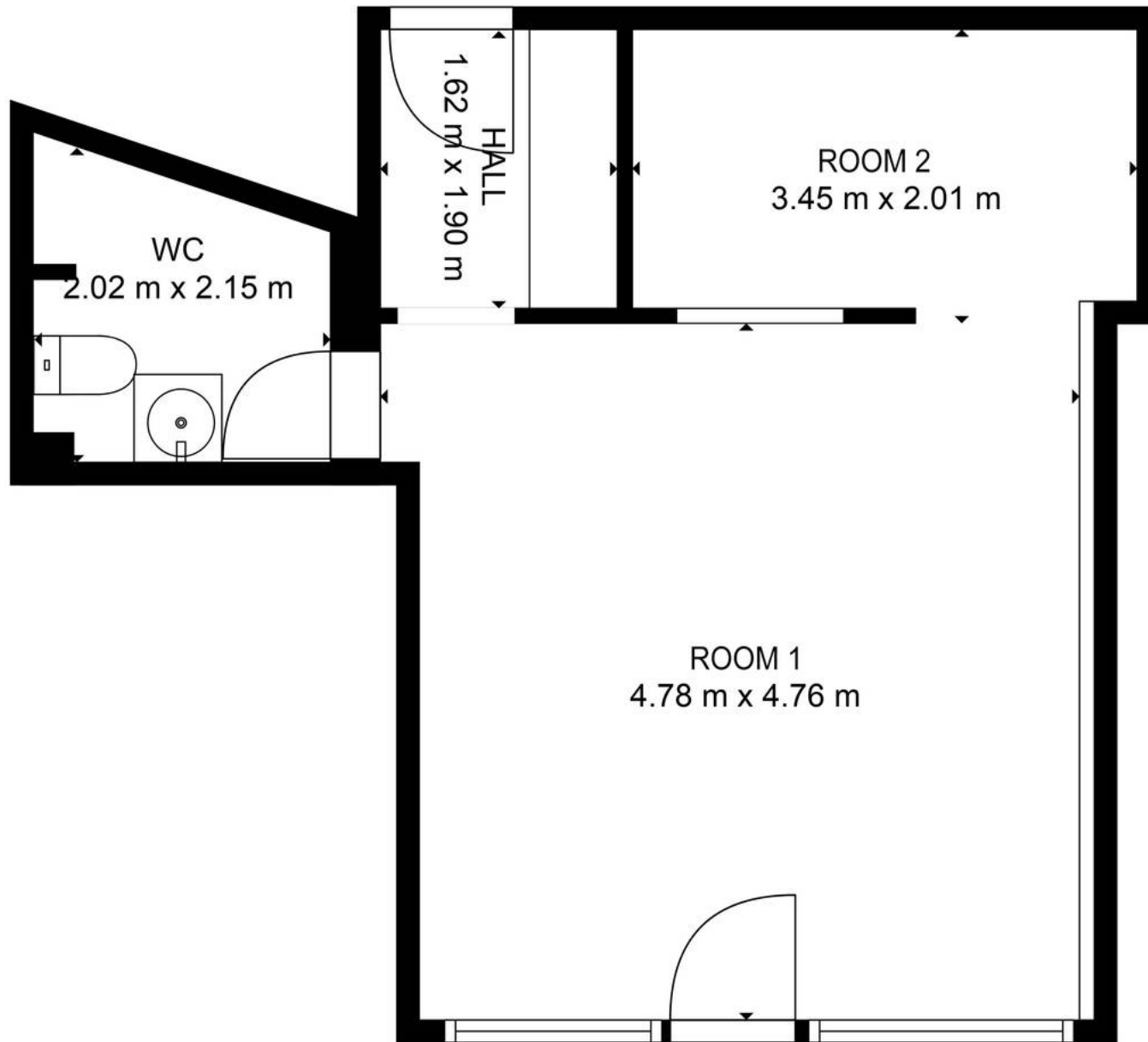




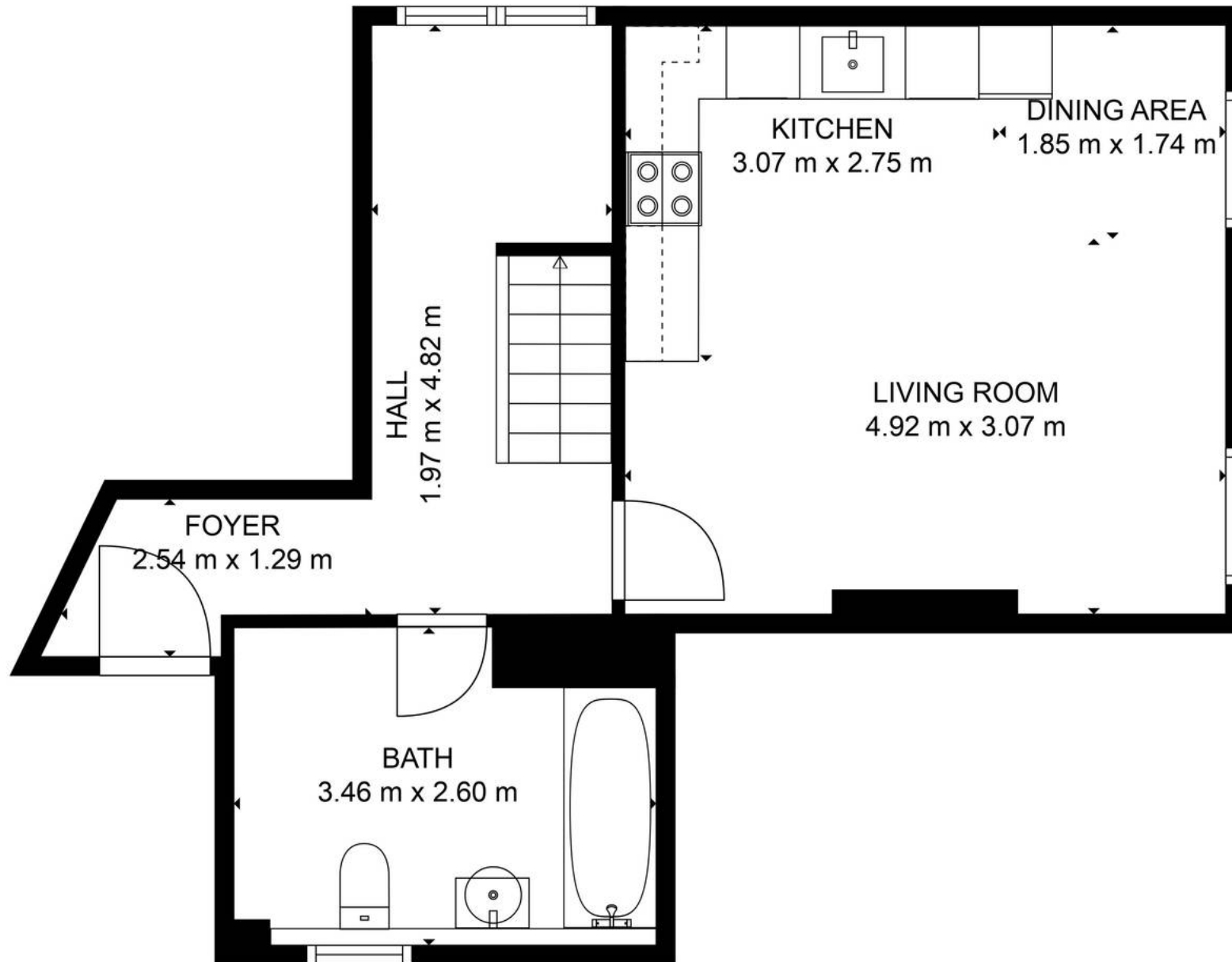






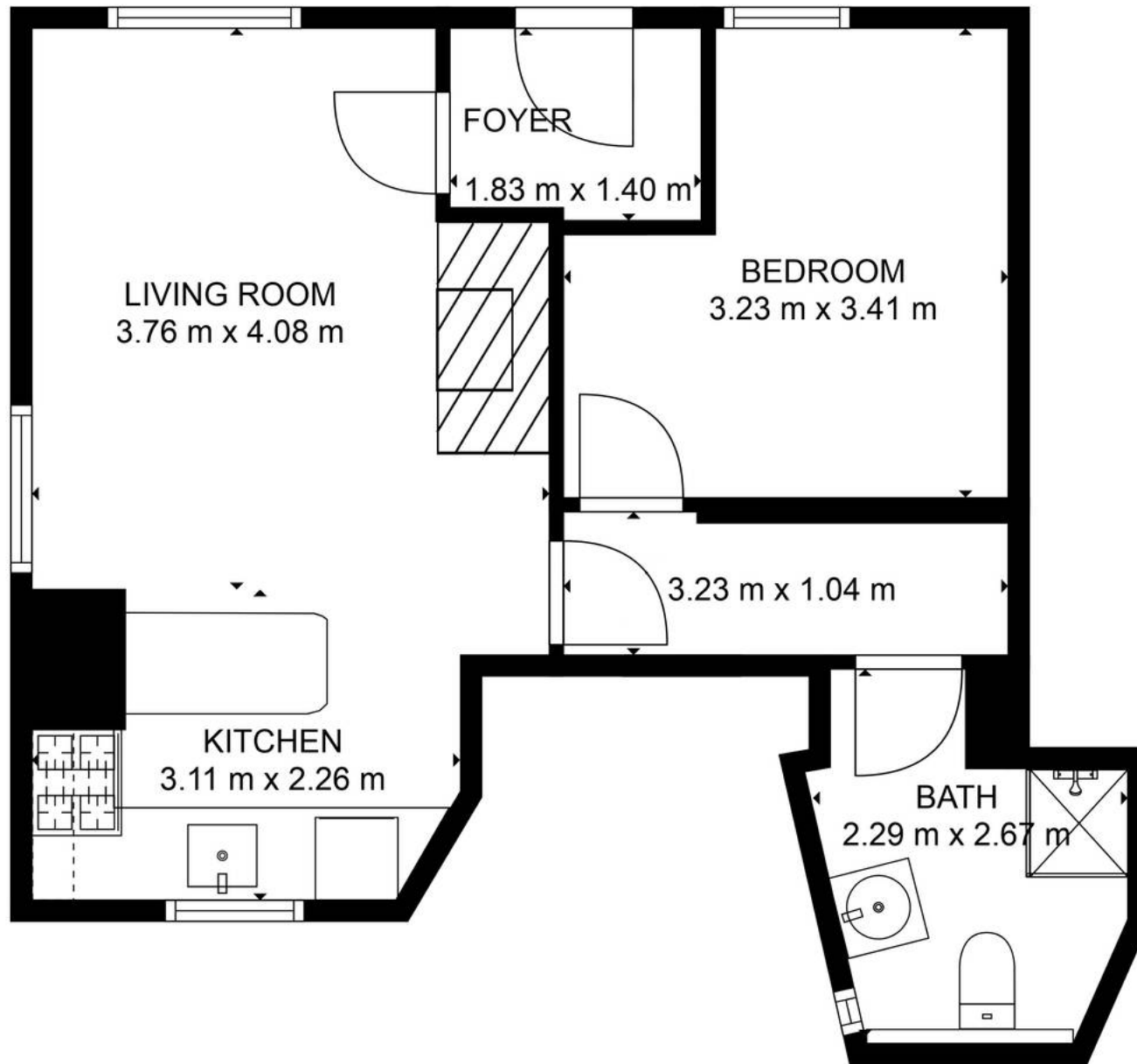


TOTAL: 37 m²
FLOOR 1: 37 m²

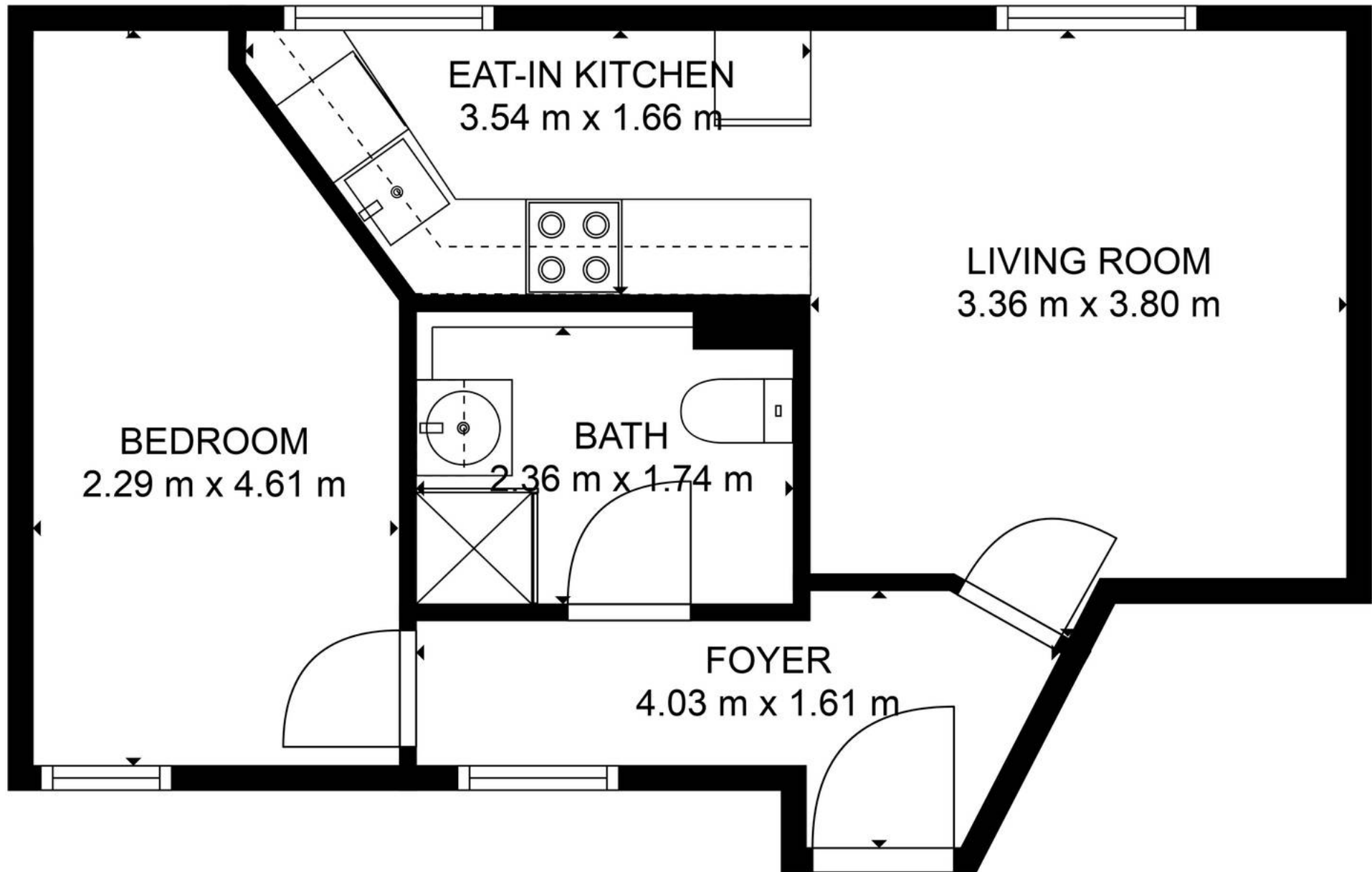


TOTAL: 80 m²
BELOW GROUND: 46 m², FLOOR 2: 34 m²

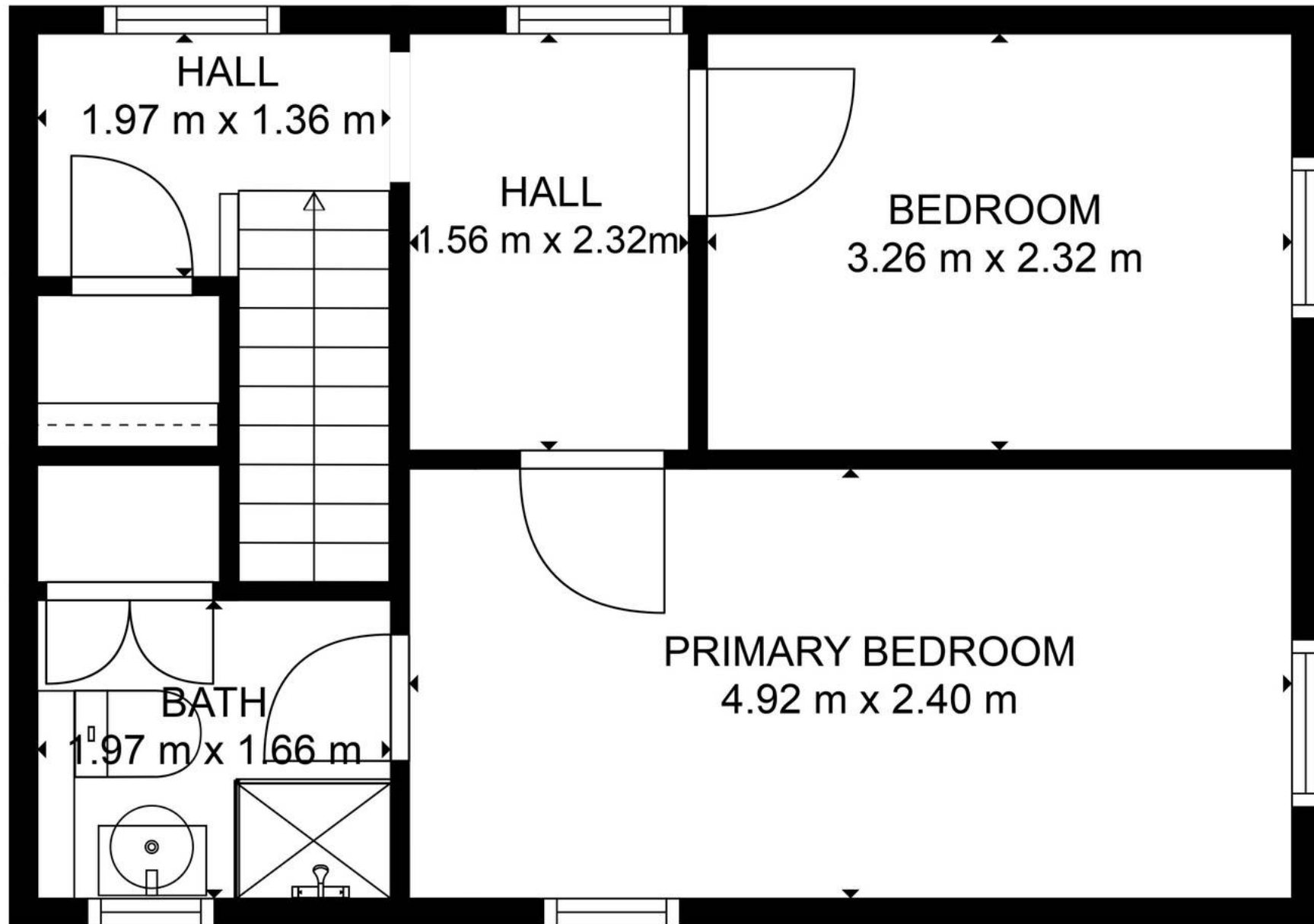
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 43 m²
FLOOR 1: 43 m²



TOTAL: 36 m2
FLOOR 1: 36 m2



TOTAL: 80 m²
BELOW GROUND: 46 m², FLOOR 2: 34 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





C&D Rural

Lakeside, Townfoot, Longtown - CA6 5LY

01228 792 299

office@cdrural.co.uk

www.cdrural.co.uk

Important Notice C & D Rural and its clients give notice that:- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents.