

7779/BB

PENRITH

THE OLD OBSERVER HOUSE
ROWCLIFFE LANE
CA11 7BA

TO LET

*** TOWN CENTRE PREMISES ***
*** 100% BUSINESS RATES RELIEF ***

LOCATION

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District National Park, just off Junction 40 of the M6 motorway. Penrith and the surrounding Eden Valley has a combined population of approximately 71,000 and is within easy reach of Kendal, Carlisle, Appleby and Keswick.

DESCRIPTION

Situated in the centre of town and formerly used as a dental practice, The Old Observer House offers character and charm with its multi use accommodation spread over 3 floors comprising:-

- Ground floor reception/office/storage space
- First floor treatment/office room and mezzanine 'waiting area' or further office space
- Second floor WC, kitchen/staff room and a further large treatment/office room

The property lends itself perfectly for use as a beauty/health treatment centre or general offices/storage for a small business start-up.

ACCOMMODATION

Ground Floor Entrance: 4'8" x 13'0"

Mezzanine area 8'0" x 13'0"

First Floor Room: 10'7" x 18'

Second Floor Kitchen: 10'10" x 7'6"

Second floor Room: 10'7" x 18'3"

Total Useable Floor Area : 914 sq ft (84.91 sqm)

SERVICES

Mains water, electricity and drainage are connected.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £3,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

*** 100% BUSINESS RATES RELIEF ATTAINABLE ***

TERMS

Available immediately and initially for a 1 year lease at a rent of **£400 per calendar month** (inclusive of building insurance).

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-91.

VAT

No VAT is payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact:-

Ben Blain

Tel: 01228 544733

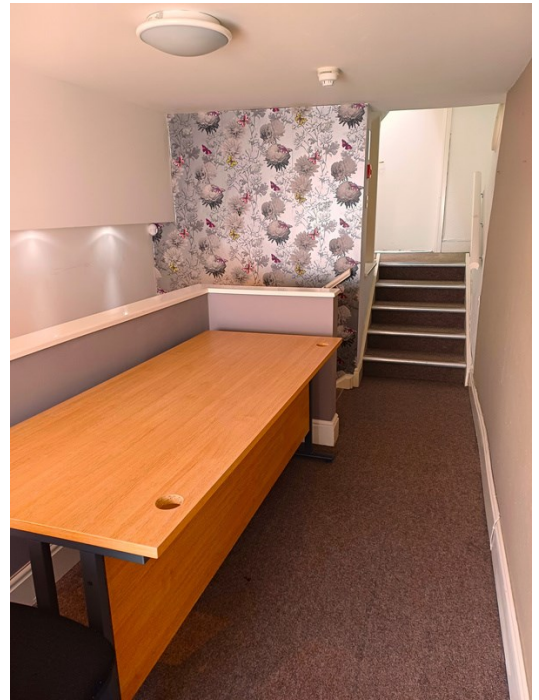
Email: bblain@carigietcowen.co.uk

Details Prepared:

March 2025



With direct access from Rowcliffe Lane, the ground floor entrance offers a reception area with spotlights to ceiling, under stairs storage with shelving, phone socket, 3 electric plug sockets and sash window to the front with security bars.



A staircase with dual rails leads to the mezzanine 'waiting area' or additional reception/office with spotlights to ceiling, double plug socket and sash window to the front (desk will be removed prior to lease).



5 steps lead up to a bright landing (electric storage heater) and the first floor treatment room/office.

1st floor treatment room has been fitted out with 2 sinks, variety of units, strip lights, electric storage heater and features the original fireplace along with modern laminate flooring and sash window to front (desk/furniture will be removed prior to lease).

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

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3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



A further staircase leads to the second floor which has Velux roof window allowing for natural light. To the right is a good size kitchen/staff room area with a variety of floor and wall units with strip lights and 2 double electric plug sockets and sash window. WC and wash basin (4' x 5' approx.).



The second floor treatment room, office or storage area (with partition) has 5 double electric sockets, strip lights and sash window to the front.

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