# Carigiet Cowen

**Commercial Property Consultants** 

4572/BB

## **PENRITH**

UNIT J4 PENRITH NEW SQUARES

## **TO LET**



## LOCATION

Penrith is a popular market town on the fringe of the Lake TERMS District National Park adjacent to junction 40 of the M6 motorway, and the A66 Trans Pennine Trunk Road repairing and insuring lease by way of service charge for interchange. The town has a railway station serving the a term of years to be agreed. main West Coast Line between London and Scotland.

Penrith is 20 miles south of Carlisle and 28 miles north of Available from £12,000 per annum exclusive. Kendal, the nearest competitive retail centres. Penrith has a resident population circa 16,000 with a local authority catchment in the region of 50,000.

The property lies within the Penrith New Squares premium is  $\pm 3,390$ . Shopping Centre, anchored by the Sainsbury's superstore which currently offers 3 hours free parking daily.

## DESCRIPTION

The unit comprises a self contained shell condition single COSTS storey unit with an attractive display frontage. The unit is Each party will be responsible for their own legal costs suitable for a variety of retail uses, offices and small incurred. showroom.

## ACCOMMODATION

1,129 sq ft Net Sales Area 104.88 sq m

## **SERVICES**

Mains water electricity and drainage are connected to the property.

## **RATEABLE VALUE**

The Valuation Office Agency describes the property as a Shop and Premises with a 2023 List Rateable Value of £13,500. The national non-domestic rate in the £ for the Amelia Harrison current (2023/2024) rate year is 49.9p.

Available TO LET by way of a new effectively full

## RENT

## SERVICE CHARGE

The ingoing tenant will contribute towards the onsite Service Charge maintenance programme and the current

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D-80.

## VAT

The property is elected for VAT and VAT will be payable on rent and other outgoings.

## VIEWINGS

Strictly by appointment with joint agents Carigiet Cowen. For further information please contact:-

Ben Blain Tel: 01228 544733 Email: bblain@carigietcowen.co.uk

Tel: 01228 544733 Email: aharrison@carigietcowen.co.uk

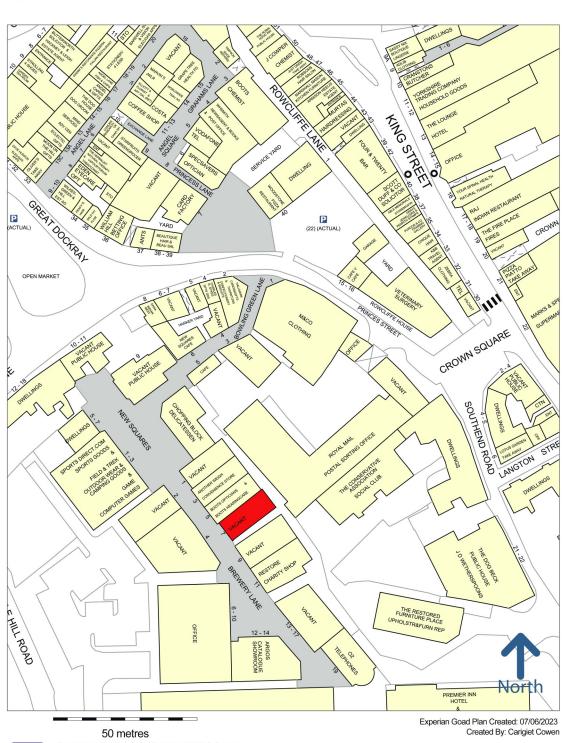
## **Details Amended** Jan 2025



Suite 2, Telford House, Riverside, Warwick Road, Carlisle CA1 2BT www.carigietcowen.co.uk E-Mail: carlisle@carigietcowen.co.uk



Carigiet Cowen



Penrith

Map data

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