

7333/BB

## PENRITH

37 MIDDLEGATE  
CA11 7PT

## FOR SALE

**\*\*\* FREEHOLD INVESTMENT \*\*\***



**\*\*\* LEASE EXPIRY - NOVEMBER 2034\*\*\***

**\*\*\* NO LEASE BREAKS \*\*\***

**SALE PRICE - £189,500**

## LOCATION

Penrith is a popular market town on the fringe of the Lake District National Park adjacent to junction 40 of the M6 motorway, and the A66 Trans Pennine Trunk Road interchange. The town has a railway station serving the main West Coast Line between London and Scotland. Penrith is 20 miles south of Carlisle and 28 miles north of 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 in a prominent trading position on Middlegate, on the corner of Queen Street. Nearby occupiers include B&M Bargains, Peacocks, plus a range of independent retailers.

## DESCRIPTION

A two-storey corner building which is currently operating as a hot food takeaway.

## ACCOMMODATION

Ground Floor

Net Sales Area 31.12 sq m (335 sq ft)

Kitchen 33.24 sq m (358 sq ft)

First Floor Seating Area 43.11 sq m (464 sq ft)

## SERVICES

We understand mains water, gas and electricity 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 £10,000.

## SALE PRICE

Offers in the region of **£189,500** are invited for the freehold investment for the building.

## TENURE

The property is currently let to Enes Tuzcuoglu on a *straight 12-year full repairing and insuring lease with no break*, commencing 28th November 2022 at a passing rent of £12,750 subject to upwards only rent reviews at the end of year 4 and 8. Further information can be obtained, including a copy of the lease, from the agent.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-63.

## COSTS

Each party will be responsible for their own legal and professional costs incurred.

## VAT

**No VAT** is payable on the sale price.

## VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

## Details Amended

May 2024

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:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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.



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