# Carigiet Cowen

Commercial Property Consultants

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4572/BB

### **PENRITH**

### **UNIT I** PENRITH NEW SQUARES

### TO LET



\*\* NET SALES AREA 1,824 SQ FT (169.46 SQ M) \*\*

\*\* FULLY FITTED OUT UNIT \*\*

\*\* CENTRALLY LOCATED WITHIN NEW SQUARES SCHEME \*\*

\*\* ATTRACTIVE SHAPE & FRONTAGES \*\*









Suite 2, Telford House, Riverside,



#### **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 within the Penrith New Squares Shopping Centre, anchored by the Sainsbury's superstore which currently offers 3 hours free parking daily. Other occupiers include: Loungers, Boots, Sports Direct, Original Factory Shop and 02.

#### DESCRIPTION

The unit comprises a former delicatessen and café unit with attractive frontages. The unit is suitable for a variety of other retail uses, offices and small showroom. This is a centralised position within the New Squares Scheme.

#### ACCOMMODATION

Net Sales Area 1,824 sq ft (169.46 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 £26,500 The national non-domestic rate in the £ for the current (2023/2024) rate year is 49.9p.

#### **TERMS**

Subject to possession, available **TO** LET by way of a new effectively full repairing and insuring lease by way of service charge for a term of years to be agreed.

#### RENT

Available from £20,000 per annum exclusive.

#### **SERVICE CHARGE**

The ingoing tenant will contribute towards the onsite Service Charge maintenance programme and the current premium is £4,566.

#### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of D-80.

#### **COSTS**

Each party will be responsible for their own legal costs incurred. A rental deposit may be required, subject to covenant strength.

#### 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:-

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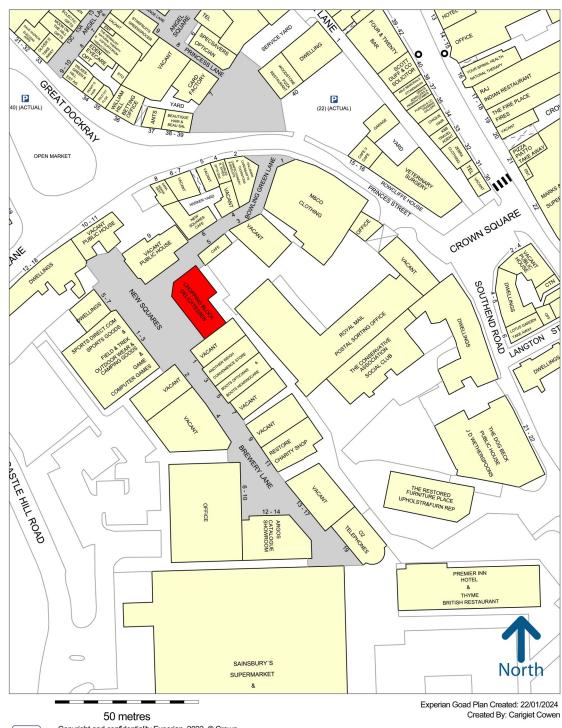
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## Carigiet Cowen

experian.

Penrith



Map data

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