

7678/BB

## PENRITH

4 DEVONSHIRE STREET  
CA11 7SR

## TO LET (MAY SELL)

\*\*\*TOWN CENTRE UNIT\*\*\*

\*\*\* NO VAT \*\*\*

### LOCATION

Penrith is a popular market town, conveniently positioned towards the centre of Cumbria lying to the east of the M6 motorway at junction 40. This junction also allows access to the Lake District National Park by heading west along the A66, Centre Parcs and in to the Eden Valley area along the A66 east.

4 Devonshire Street occupies a prime trading position in the heart of the town centre. The popular George Hotel lies immediately opposite as well as Santander, Greggs and British Heart Foundation lying within the immediate vicinity, as well as many other private independent retailers.

### DESCRIPTION

A mid-terraced building, formerly occupied by Greggs plc who have relocated next door. Arranged over three floors, under a pitched slate roof, providing a rectangular shaped ground floor sales area with upper floor offices, storage areas and welfare facilities.

The unit benefits from a personnel access door to the rear which comes off Little Dockray pedestrianised lane.

### ACCOMMODATION / AREAS

#### Ground Floor

Net Internal Area	786 sq ft	(73.02 sq m)
Sales ITZA	505 sq ft	(46.91 sq m)

<b>First Floor</b>	550 sq ft	(51.09 sq m)
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<b>Second Floor</b>	590 sq ft	(54.81 sq m)
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### SERVICES

We understand mains water, electricity and drainage are connected. Heating is provided by way of ceiling mounted air conditioning cassettes to the ground floor and wall mounted electric heaters to the upper floors.



### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £14,000. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £. Some rates relief may be attainable subject to occupier situation and use.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C-59.

### TERMS

Available on a new lease, for a term of years to be agreed at a rent of **£1,200 per month exclusive**.

### USE & REDEVELOPMENT

The building has most recently been running as a Greggs under retail use class E. Alternative uses may be acceptable, subject to planning.

### COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Subject to covenant strength a rental deposit may be required to be lodged upon lease completion.

### VAT

We understand the property is not registered for VAT therefore no VAT will be payable on the rent.

### VIEWINGS

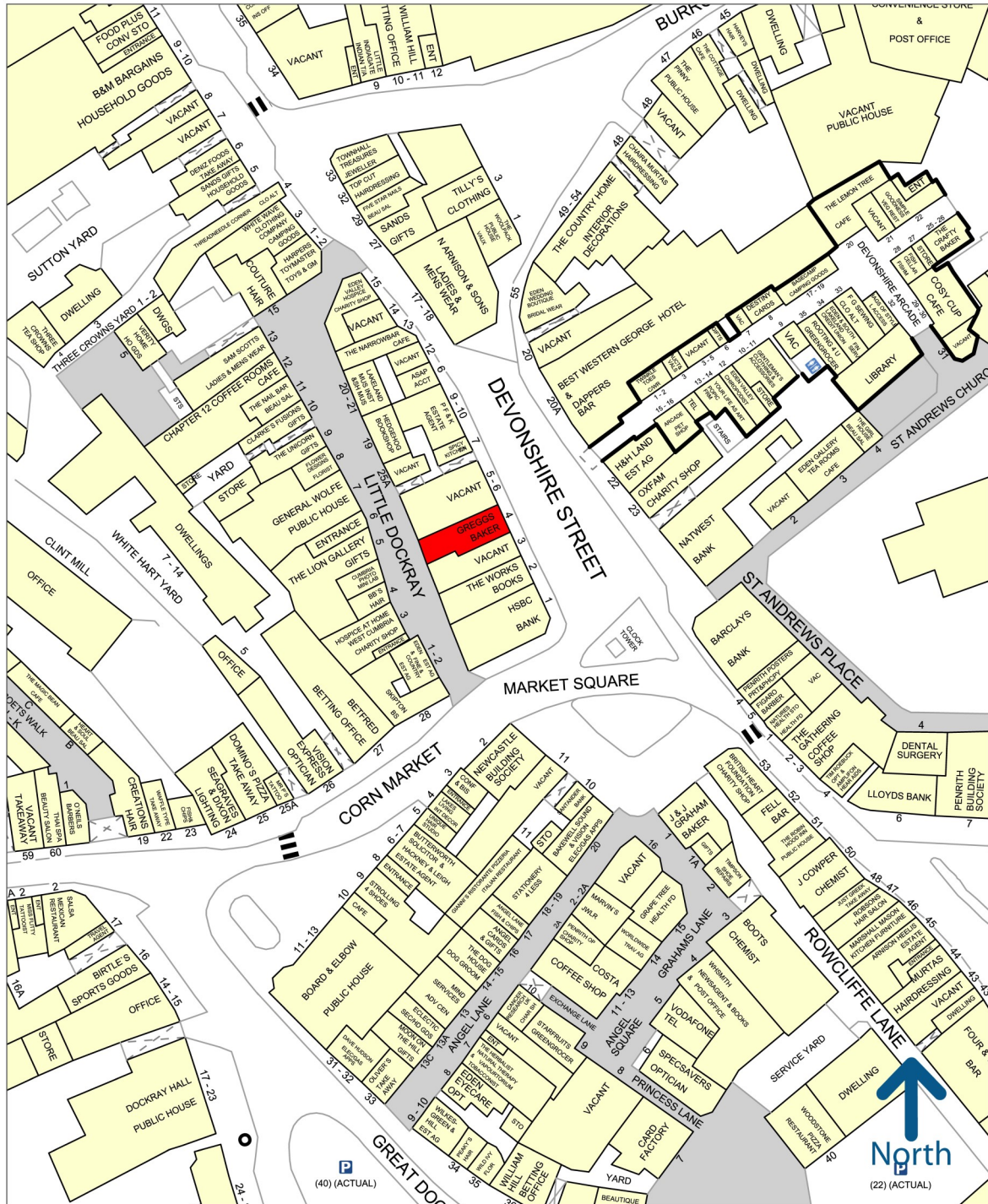
Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact

Ben Blain | Tel: 01228 635002  
Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Amelia Harrison | Tel: 01228 635007  
Email: [aharrison@carigietcowen.co.uk](mailto:aharrison@carigietcowen.co.uk)



Penrith



Experian Goad Plan Created: 13/09/2021  
Created By: Carigiet Cowen



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