

4572/BB

PENRITH

UNIT L1
PENRITH NEW SQUARES

TO LET

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

****LOCATED NEXT TO O2 AND ARGOS****

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.

DESCRIPTION

The unit comprises a fitted out single storey retail unit with an attractive display frontage. The unit is suitable for a variety of retail uses, offices and small showroom. A staff kitchen and WC are installed to the rear area.

ACCOMMODATION

Ground Floor 2,042 sq ft 189.71 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 £30,250. The national non-domestic rate in the £ for the current (2023/2024) rate year is 49.9p.



TERMS

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 **£15,000 per annum exclusive**.

SERVICE CHARGE

The incoming tenant will contribute towards the onsite Service Charge maintenance programme and the current premium is £6,131.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-58.

COSTS

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

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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