## Commercial Property Consultants

01228 544733

4572/BB

# **PENRITH**

UNIT L1 PENRITH NEW SQUARES

# TO LET

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

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

## **LOCATION**

District National Park adjacent to junction 40 of the M6 a term of years to be agreed. motorway, and the A66 Trans Pennine Trunk Road interchange. The town has a railway station serving the RENT main West Coast Line between London and Scotland.

Penrith is 20 miles south of Carlisle and 28 miles north of **SERVICE CHARGE** Kendal, the nearest competitive retail centres. Penrith has The ingoing tenant will contribute towards the onsite a resident population circa 16,000 with a local authority Service Charge maintenance programme and the current catchment in the region of 50,000.

The property lies within the Penrith New Squares ENERGY PERFORMANCE CERTIFICATE Shopping Centre, anchored by the Sainsbury's superstore The property has an EPC rating of C-58. which currently offers 3 hours free parking daily.

## **DESCRIPTION**

The unit comprises a fitted out single storey retail unit incurred. with an attractive display frontage. The unit is suitable for a variety of retail uses, offices and small showroom. A VAT 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 Ben Blain 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 Penrith is a popular market town on the fringe of the Lake repairing and insuring lease by way of service charge for

Available from £15,000 per annum exclusive.

premium is £6,131.

## **COSTS**

Each party will be responsible for their own legal costs

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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**Details Amended June 2023** 

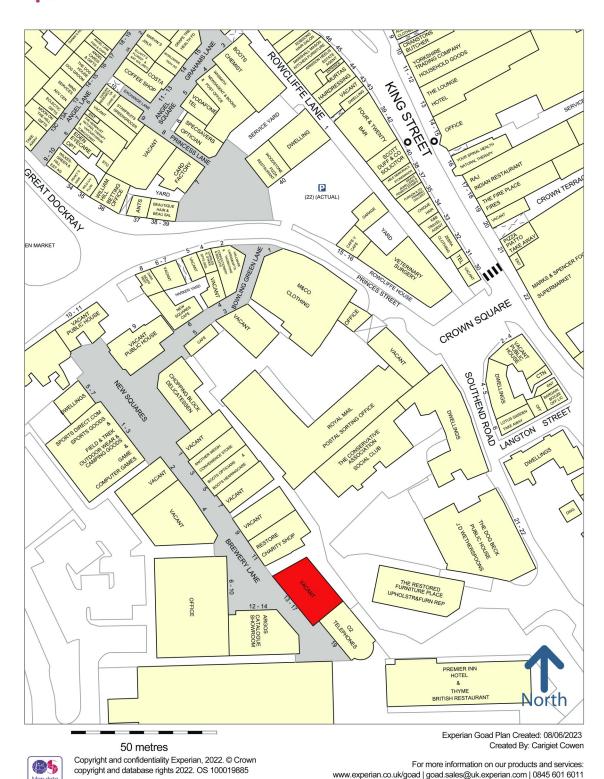




# Carigiet Cowen



#### Penrith



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