

# TO LET

Various Uses – Subject to Planning

Carigiet  
Cowen

UNIT H1 NEW SQUARES, PENRITH CA11 7GN



## TWO-STOREY RETAIL UNIT

- \* SUITABLE FOR VARIOUS USES \*
- \* STRONG WINDOW FRONTAGE \*
- \* INCENTIVES AVAILABLE \*

## 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.

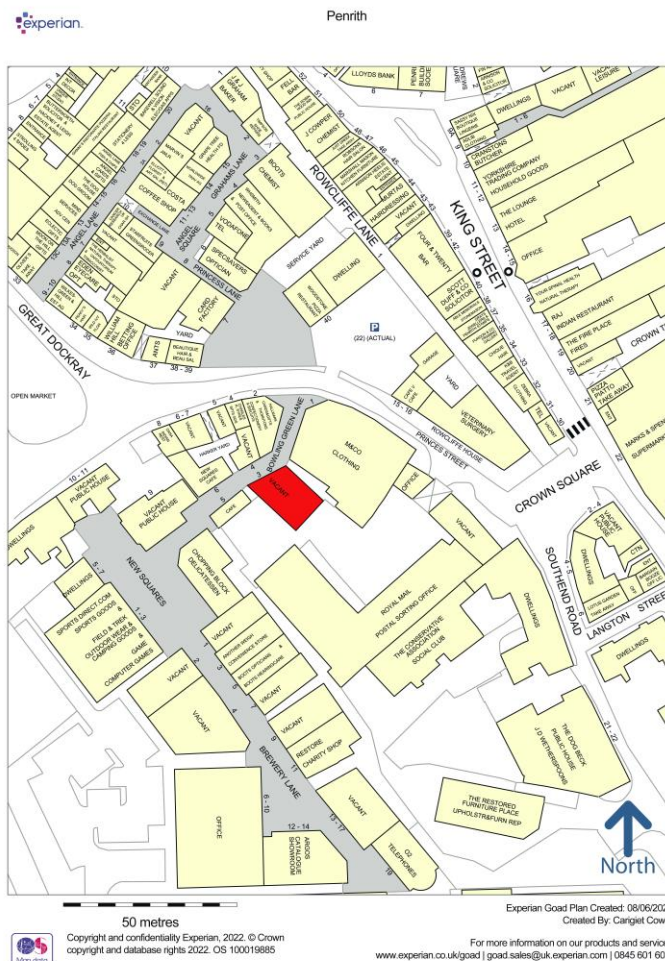
The property lies within the Penrith New Squares Shopping Centre, anchored by the Sainsbury's superstore which currently offers 3 hours free parking daily.

## DESCRIPTION

The unit comprises a shell condition two storey unit with an attractive display double frontage. The unit is suitable for a variety of retail uses, offices and small showroom.

## ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	177.35	(1,909)
First Floor	180.14	(1,939)



## SERVICES

Mains water, electricity and drainage are connected to the property.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £24,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-69.

## LEASE TERMS

The property is available TO LET on 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 ingoing tenant will contribute towards the onsite Service Charge maintenance programme, and the current premium is £8,644.

## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

## VAT

The property is elected for VAT and VAT will be payable on the rent and other outgoings.

## VIEWINGS

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

Ben Blain

Tel: 01228 635002

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