

7209/BB

## PENRITH

UNIT F2  
PENRITH NEW SQUARES

## TO LET

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

### 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 two storey retail unit with an attractive display double frontage to Great Dockray and return window frontages into the scheme. The unit is suitable for a variety of retail uses, offices and small showroom.

### ACCOMMODATION

|              |             |             |
|--------------|-------------|-------------|
| Ground Floor | 1,094 sq ft | 101.63 sq m |
| First Floor  | 1,094 sq ft | 101.63 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 £16,500. 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 ingoing tenant will contribute towards the onsite Service Charge maintenance programme and the current premium is £4,927.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-72.

### 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:-

Ben Blain

Tel: 01228 544733

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

Michael Cox

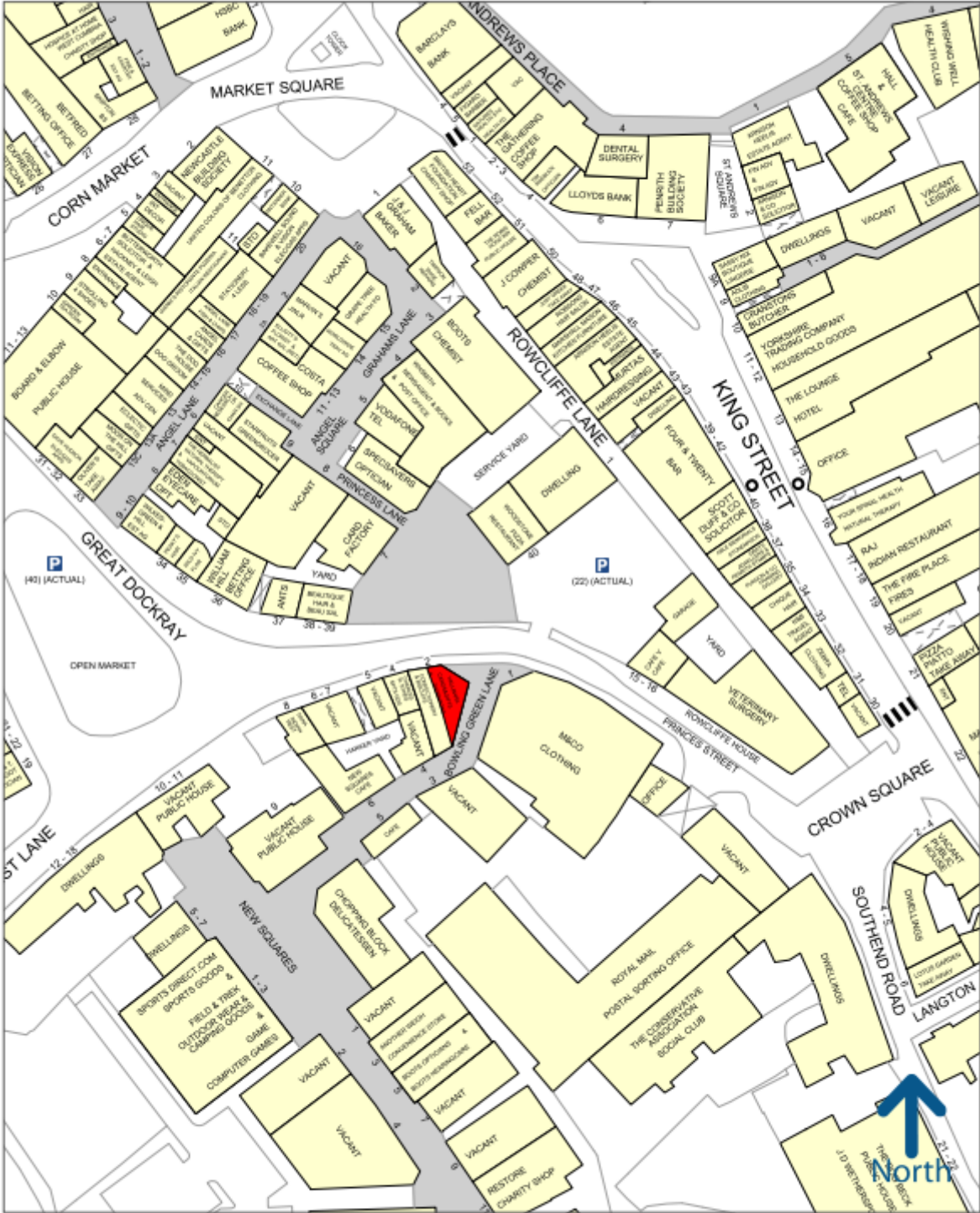
Tel: 01228 544733

Email: [mcox@carigietcowen.co.uk](mailto:mcox@carigietcowen.co.uk)

**Details Amended June 2023**



Penrith



50 metres  
 Copyright and confidentiality Experian, 2022. © Crown  
 copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 18/01/2023  
 Created By: Carigiet Cowen

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.