

# TO LET

THE OLD OBSERVER HOUSE  
ROWCLIFFE LANE CA11 7BA

Carigiet  
Cowen



TOWN CENTRE PREMISES

100% BUSINESS RATES RELIEF ATTAINABLE

## LOCATION

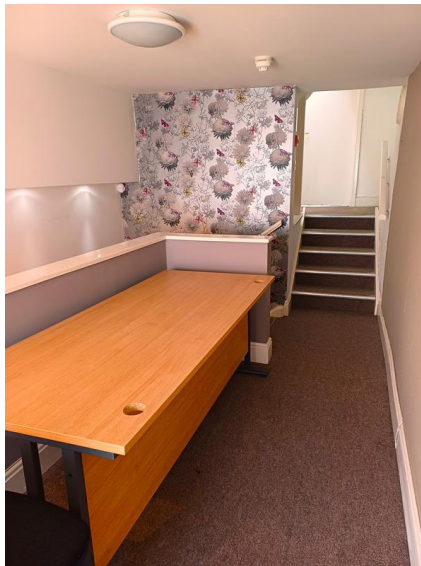
Penrith is an attractive and affluent market town situated on the north-east fringe of the Lake District National Park, just off Junction 40 of the M6 motorway. Penrith and the surrounding Eden Valley has a combined population of approximately 71,000 and is within easy reach of Kendal, Carlisle, Appleby and Keswick.

## DESCRIPTION

Situated in the centre of town and formerly used as a dental practice, The Old Observer House offers character and charm with its multi use accommodation spread over 3 floors comprising:-

- Ground floor reception/office/storage space
- First floor treatment/office room and mezzanine 'waiting area' or further office space
- Second floor WC, kitchen/staff room and a further large treatment/office room

With direct access from Rowcliffe Lane, the ground floor entrance offers a reception area with spotlights to ceiling, under stairs storage with shelving, phone socket, 3 electric plug sockets and sash window to the front with security bars.



A staircase with dual rails leads to the mezzanine 'waiting area' or additional reception/office with spotlights to ceiling, double plug socket and sash window to the front (desk will be removed prior to lease).

5 steps lead up to a bright landing (electric storage heater) and the first -floor treatment room/office. 1st floor treatment room has been fitted out with 2 sinks, variety of units, strip lights, electric storage heater and features the original fireplace along with modern laminate flooring and sash window to front (desk/furniture will be removed prior to lease).

A further staircase leads to the second floor which has Velux roof window allowing for natural light. To the right is a good size kitchen/staff room area with a variety of floor and wall units with strip lights and 2 double electric plug sockets and sash window. WC and wash basin (4' x 5' approx.).



The second floor treatment room, office or storage area (with partition) has 5 double electric sockets, strip lights and sash window to the front.



The property lends itself perfectly for use as a beauty/health treatment centre or general offices/storage for a small business start-up.

## ACCOMMODATION

### Floor

Ground Floor Entrance:	4'8" x 13'0"
Mezzanine area	8'0" x 13'0"
First Floor Room:	10'07" x 18'0"
Second Floor Kitchen:	10'10" x 7'6"
Second floor Room:	10'07" x 18'3"
<b>Total Useable Floor Area</b>	<b>914 sq ft (84.91 sqm)</b>

## SERVICES

We understand mains water, electricity, and drainage are connected to the property.

## RATEABLE VALUE

The Valuation Office Agency website describes the property as Offices and Premises with a 2023 List Rateable Value of £3,400. The Small Business Non-Domestic multiplier for the 2024/2025 rate year is 49.9p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-91.

## LEASE TERMS AND RENT

Available immediately and initially for a 1 year lease at a rent of **£400 per calendar month** (inclusive of building insurance).

## COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

## VAT

No VAT is payable on the rent.

## VIEWINGS

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

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**Details amended:** July2025

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