

4572/BB

# PENRITH

UNIT H1  
PENRITH NEW SQUARES

# TO LET

**\*\*TWO STOREY UNIT\*\***

**\*\*SUITABLE FOR VARIOUS USES\*\***

## 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

Ground Floor	1,909 sq ft	177.35 sq m
First Floor	1,939 sq ft	180.14 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 £24,750. 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 £8,644.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-69.

## 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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**Details Amended June 2023**



50 metres



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Experian Goad Plan Created: 08/06/2023  
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