

FOR SALE (May Let)

NEW BUILD RETAIL UNIT

**Carigiet
Cowen**

CARLETON MEADOWS, PENRITH CA11 8UQ



LONG LEASEHOLD FOR SALE (SALE PRICE PROVIDED UPON APPLICATION)

Quoting Rent £18,750 per annum

* GROUND FLOOR COMMERCIAL PREMISES *

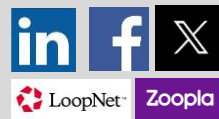
* SUITABLE FOR A VARIETY OF USES *

* DEDICATED CAR PARKING *



01228 544733

www.carigietcowen.co.uk



LOCATION

The new build unit forms part of a large residential development situated on Carleton Meadows, which is located to the east of Penrith town centre. The unit is located in the heart of the highly sought-after Persimmon Carleton Meadows Phase 2, residential development plan.

Penrith is a popular Cumbrian market town with a population of approximately 15,000 situated adjacent to the M6 motorway at Junction 40. The town is approximately 18 miles south of Carlisle. The boundary of the Lake District National Park is approximately 6 miles west, with the popular Lake District town of Keswick approximately 17 miles away from Penrith.

DESCRIPTION

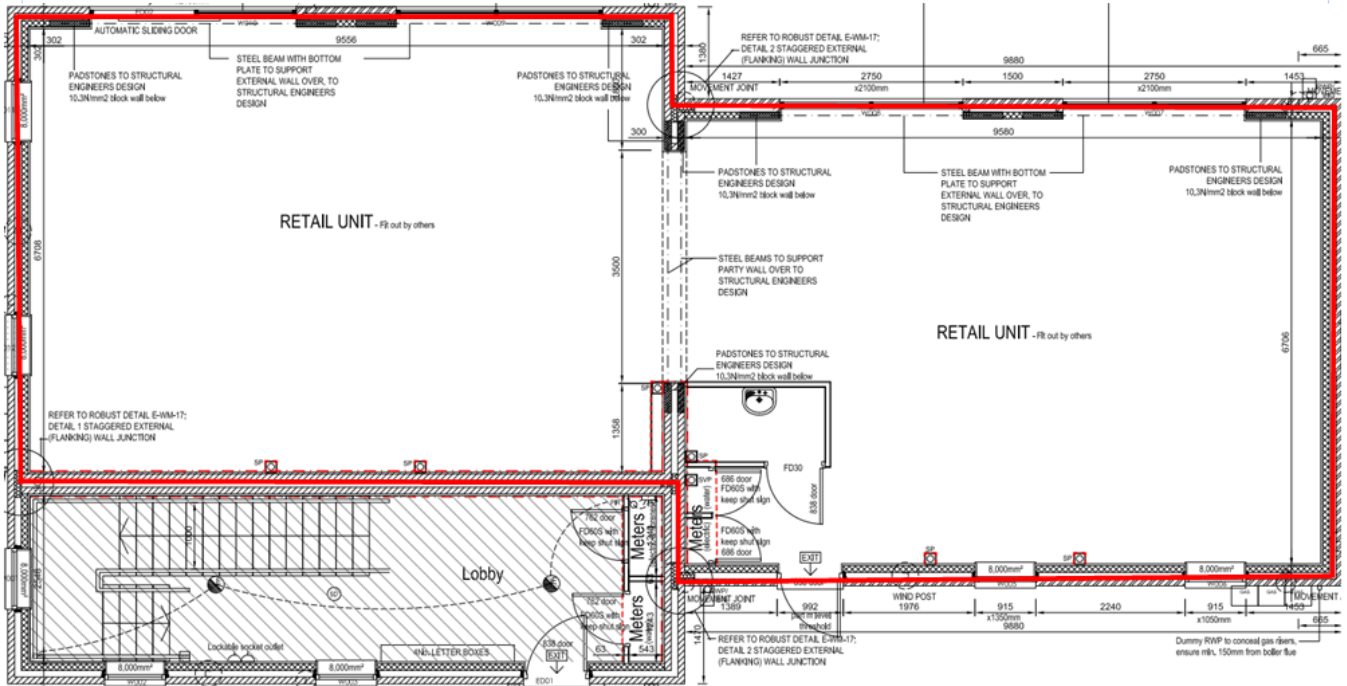
The ground floor unit is currently at the final stages of completion.

Internally, the unit will be an open plan layout, finished to a shell condition, for the purchaser or tenant to fitout accordingly and benefits from parking and an accessible WC. The unit would be suitable for a variety of uses including; café, shop, beauty salon and dog groomers.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor NIA	115.01	1,238



SERVICES

We understand the property will be connected to mains electricity, water and the drainage system.

RATEABLE VALUE

Upon occupation the property will need to be assessed for business rates. Further information may be available from the local authority.

ENERGY PERFORMANCE CERTIFICATE

N/A due to shell condition.

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SALE PRICE

The ground floor unit is **FOR SALE** on a long leasehold basis. The quoting sale price will be available via the agent upon application.

TERMS

Alternatively, a letting of the ground floor unit may be considered at a quoting rent of **£18,750 per annum exclusive**.

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 in the event of a letting.

VAT

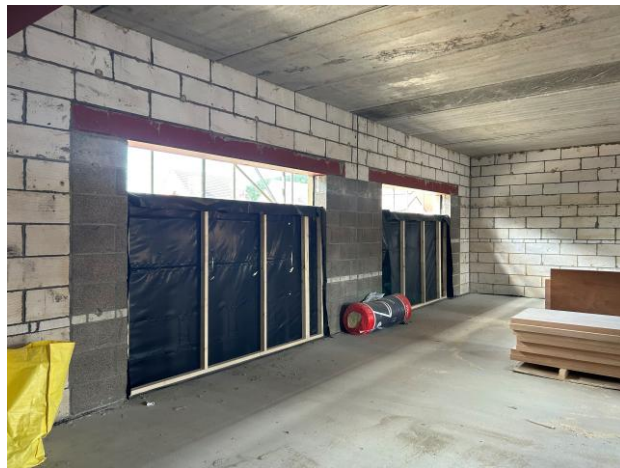
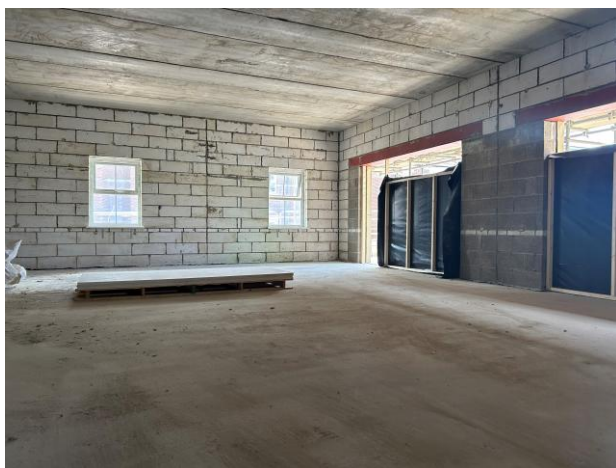
We understand the property will be elected for VAT and therefore VAT is payable on the sale price or rent.

VIEWINGS

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

Ben Blain
Tel: 01228 635002
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Amended: November 2025

7605/BB



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