

3925/MB

PENRITH

11 MIDDLEGATE

TOWN CENTRE RETAIL UNIT

TO LET/MAY SELL

SHORT TERM LET CONSIDERED



LOCATION

Penrith is a very 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. The town has a resident population circa 15,800, with a local authority catchment circa 50,000.

The property occupies a strong trading position fronting Middlegate in the main shopping core of the town close to Argos, B & M, Country Casuals, Burton and Thomas Cook.

DESCRIPTION

Ground floor lock up shop unit.

DIMENSIONS & AREAS

Internal frontage	4.46 m	(13' 7")
winding to	5.44 m	(17' 10")
Sales depth	13.62 m	(44' 8")
Net sales area	66.42 sq m	(715 sq ft)
Kitchen	2.38 sq m	(26 sq ft)

RATING ASSESSMENT

According to the Valuation Office Agency website the property has a 2010 List Rateable Value of £13,250.

The current (2010/2011) non domestic rate in the £ is 41.4p. Applicants are advised to make their own enquiries of the local rating authority, telephone 01768 817817.

SERVICES

Mains electricity, water and a connection to the public sewer are laid on.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£15,000 pa exclusive.

VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

COSTS

Each side will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment through the joint agents:

Carigiet Cowen

Margaret Bushnell
Tel: 01228 544733
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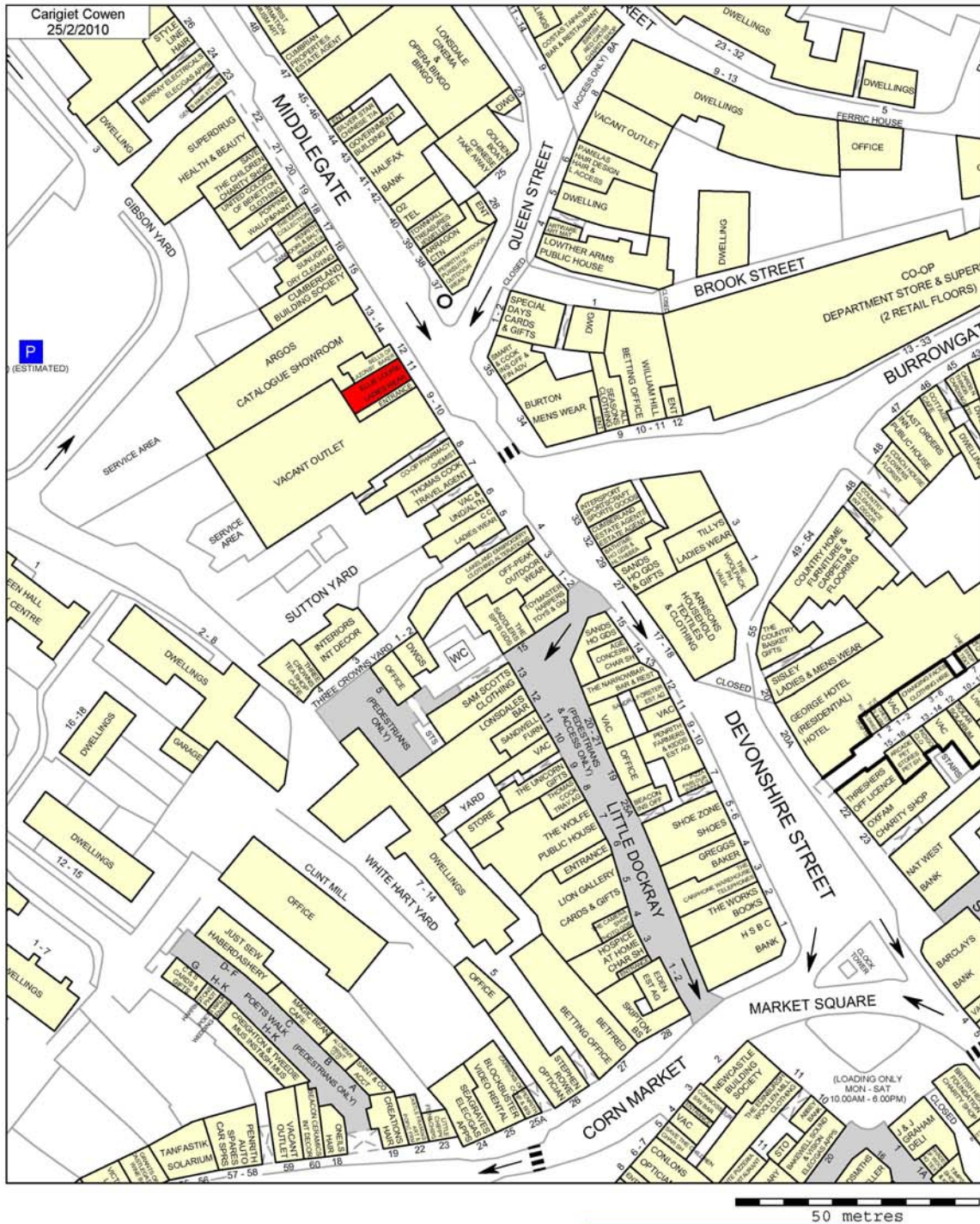
OR

Westlake & Co

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Details revised

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Carigiet Cowen

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