

TO LET



Commercial/Office/Retail/3,954 sq ft (367 sq m)/£30,000 PA

5-6 King Street, Penrith

Cumbria, CA11 7AP

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy/Michael Walton dealing)



PROMINENT 4 STOREY RETAIL PROPERTY FACING DOWN KING STREET IN PENRITH TOWN CENTRE

- ATTRACTIVE PERIOD BUILDING IN TOWN CENTRE LOCATION
- EXCELLENT LOCATION WITH FRONTAGE TO MAIN A6 THROUGH TOWN CENTRE
- DISC ZONE PARKING TO FRONT WITH ST ANDREWS CHURCH & GARDENS TO THE REAR
- ALTERNATIVE USES CONSIDERED SUBJECT TO CONSENT

DESCRIPTION

A prominent sandstone building arranged over 5 floor levels comprising a ground floor retail area with ancillary offices, stores and safe across the ground floor. The first floor is arranged as office accommodation with staff accommodation to the second floor. Additional storage is available to the attic and basement levels.

The property is outlined in red on the plan attached to the marketing details. The area hatched in blue is understood to be a shared yard and fire exit.

LOCATION

The property is located fronting King Street just off the main Market Square where other occupiers include Penrith Building Society, Arnison Heelis Solicitors, Yorkshire Trading Company alongside a mix of national and local occupiers. The attractive St Andrew's Church is to the rear.

Penrith is a market town situated to the edge of the Lake District National Park in North Cumbria approximately 20 miles south of Carlisle being adjacent to the M6 Motorway (Junction 40) and A66 Trans-Pennine arterial route linking to the A1(M). The town is also served by the West Coast mainline railway.

SERVICES

The property is connected to all mains services and is also fitted with air conditioning.

RENT

£30,000 per annum exclusive of business rates, VAT and all other outgoings.

A sale of the property may be considered.

ACCOMMODATION

The property comprises the following approximate floor areas:-

GROUND FLOOR

Sales – 1,092 ft² (101 m²)

Strong Room – 192 ft² (18 m²)

FIRST FLOOR

Offices – 819 ft² (76 m²)

Toilet – 1WC & 1WHB

SECOND FLOOR

Kitchen/Staff – 819 ft² (76 m²) with stainless steel single drainage sink unit with wall and base units.

Toilets – 3WC & 3 WHB

ATTIC

Stores – 620 ft² (58 m²)

BASEMENT

Stores – 524 ft² (49 m²)

Toilet – 1WC & 1WHB

TOTAL

3,954 ft² (367 m²)

RATEABLE VALUE

£20,500 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E109.

VIEWINGS

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303
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LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

Please contact Walton Goodland.

Strictly no approach should be made to the existing tenants.

VAT

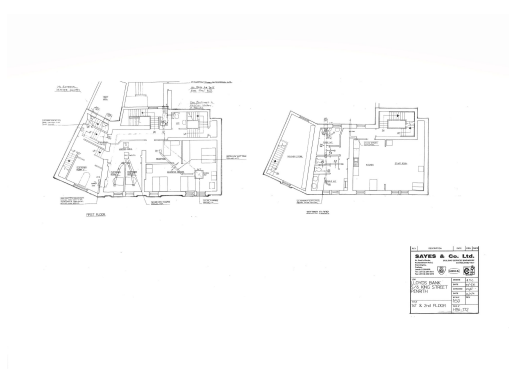
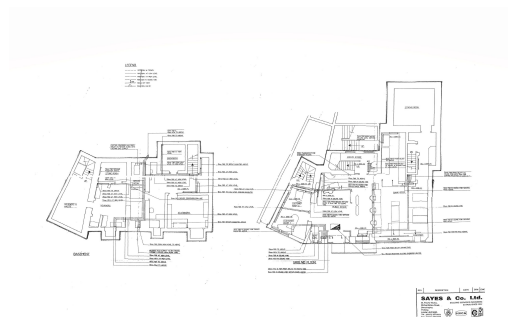
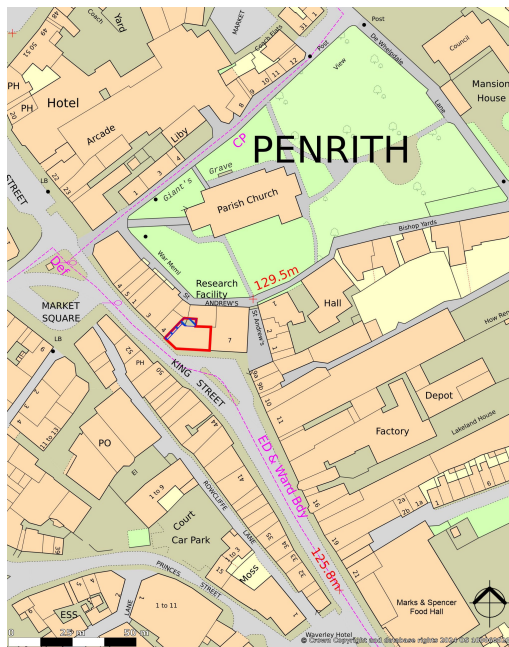
VAT is not payable in addition to the rent.

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