

# TO LET – Refurbished Mid-Terrace Retail Premises

8 Middlegate  
Penrith  
Cumbria  
CA11 7PG

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- Traditional Grade II Listed Mid-Terrace Retail Premises in Penrith Town Centre
- Attractive Shop Frontage
- The property has undergone a comprehensive refurbishment including a new roof, chimney works, new windows, shop strip-out and external decoration.
- Nearby occupiers include Peacocks, Food Plus, Sands Gifts & Homeware and B&M Bargains
- Total Overall Net Internal Area of 197.52 sq m (2,126 sq ft)

**Rental - £12,000 per annum exclusive**

Ref: A1144

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## LOCATION

The subject property occupies a prominent position on Middlegate in the main shopping core of Penrith town centre, Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District National Park. It is well located being on Junction 40 of the M6 providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 15,000 (2011 Census) and is located within Eden District with a District population of over 51,000. Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

Middlegate forms part of the A6, one of the main routes into Penrith town centre leading from Scotland Road, less than 1 mile to the north and travels south linking with the heart of the town centre providing a range of local, regional and national retail occupiers as well as leisure facilities and national supermarket brands. The A6 continues south linking with King Street which connects with the A66 trunk road providing a link west to Junction 36 of the M6 motorway network approximately 2 miles away and east to Scotch Corner. Penrith Railway Station is around 800 metres to the south west of the property.

## DESCRIPTION

The subject property comprises a Grade II Listed mid-terrace five-storey retail unit, with upper-floor office and storage accommodation of brick/block construction which is rendered and painted externally underneath a multi-pitched slate roof, timber framed single glazed sliding sash windows and a timber framed shop facade with central pedestrian access point.

Internally, the property is accessed via three steps in to an open-plan shop with steps to a rear trading area and staff room.

The upper floor provide stock rooms, office, stores and WC facilities and there is a basement store.

## ACCOMMODATION

It is understood that the premises provide the following approximate net internal areas:

Ground Floor	65.83m <sup>2</sup>	(709 sq ft)
First Floor	28.64m <sup>2</sup>	(308 sq ft)
Second Floor	32.96m <sup>2</sup>	(355 sq ft)
Attic Level	39.91m <sup>2</sup>	(430 sq ft)
Basement	30.18m <sup>2</sup>	(325 sq ft)
<b>Total Approximate Net Internal Area</b>	<b>197.52m<sup>2</sup></b>	<b>(2,126 sq ft)</b>

## SERVICES

It is understood that the property is connected to mains electricity, water, and the mains drainage/sewerage system.

It should be noted that the services have not been tested and therefore should not be relied upon.

## LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a number of years to be agreed and at a commencing rental of £12,000 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

It is understood from the VOA website that 8 Middlegate has a Rateable Value of £10,000.

Prospective tenants may benefit from 100% small business rate relief and should check the exact rates payable with Westmorland & Furness Council – Tel: 0300 373 3300.

## ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed which is generally understood to be exempt from Energy Performance Certificate Ratings.

## LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

## VIEWING

The property is available to view by prior appointment with the Windermere office of Edwin Thompson LLP. Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

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Windermere

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