

TO LET Prime Retail Premises

9 Angel Square
Penrith
Cumbria
CA11 7BT

Edwin
Thompson



- Well located retail unit within the attractive and popular market town of Penrith
- Prominent and Unique Retail Frontage which could be utilised for a variety of different occupiers
- Nearby occupiers include, Boots, WHSmith, J&J Grahams, Specsavers and Santander
- Ground Floor Sales of approximately 759 sq ft with useful first floor trading/ancillary accommodation of approximately 734 sq ft.

To Let – £25,000 per annum exclusive

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LOCATION

The property is located in the heart of Angel Square in the prime retailing pitch of Penrith town centre occupying a prominent town centre location with direct access from Market Square. There are a number of national and local retailers, cafes and food shops all within the immediate vicinity. There are also a number of local pay and display car parks and disc zone areas.

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.

The attached goad plan shows the location of the premises (for identification purposes only).

DESCRIPTION

9 Angel Square provides a ground and second floor retail shop within the popular pedestrianised retail area in Penrith.

The property has an attractive timber framed facade with bespoke sliding entrance doors on both front and recessed entrance points, forming a prominent position on in the centre of Angel Lane Shopping Centre. Internally, the accommodation provides open plan retail space suitable for a variety of occupiers.

There is a separate pedestrian door providing access to the first floor accommodation which could be further trading space, stock rooms, staff areas and incorporates kitchen and toilet facilities.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor Sales	70.53m ²	(759 sq ft)
First Floor	68.14m ²	(734 sq ft)
Total Approximate Net Internal Areas	138.67m ²	(1,493 sq ft)

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £25,000 per annum exclusive.

There is a service charge levied to recover the cost of the management and upkeep of the shopping centre. Further information available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

The current energy asset rating is C54.

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £21,250.

Prospective tenants should check the exact rates payable with Eden District Council – Tel: 01768 817817.

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 Edwin Thompson LLP Contact:

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Regulated by RICS



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Galashiels
Kendal
Keswick
Newcastle
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