

TO LET/MAY SELL – Ground Floor Retail Premises

10 Burrowgate
Penrith
Cumbria
CA11 7TE

Edwin
Thompson



- A ground floor retail premises forming part of a mid-terrace three storey mixed-use building in Penrith Town Centre
- Large open plan shop with prominent shop frontage
- Nearby occupiers include Zabka Food Plus, Sands Giftware, Tilly's clothes shop, Peacocks, B&M Bargains and Arnison & Sons
- Total Overall Net Internal Area of 143.14 sq m (1,541 sq ft)
- Rental - £15,000 per annum exclusive.
- Alternatively, the long-leasehold may be available to purchase, further information available upon request.

Ref E1095

23 Church Street,
Windermere
Cumbria
LA23 1AQ

T: 015394 48811
F: 015394 48916
E: windermere@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin Thompson



LOCATION

The subject property occupies a prominent position on Burrowgate, immediately adjacent to its junction with 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.

Burrowgate connects with Middlegate which 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 premises comprise a ground floor lock-up retail unit which forms part of a larger building thought to be of sandstone and brick construction underneath a flat felted mansard roof. The subject unit has an aluminium framed single glazed shop frontage with double aluminium framed glazed doors to one side and a tile fascia surround.

Internally, the property is a former bookmakers and is arranged with an open plan customer area, cash kiosk to the rear as well as a staff room, customer WC's and a secondary entrance/exit.

The unit provides flexible accommodation for a variety of uses, subject to planning, within a prominent retailing pitch of Penrith town centre.

ACCOMMODATION

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

Ground Floor	143.14m ²	(1,541 sq ft)
Total Approximate Net Internal Area	143.14m ²	(1,541 sq ft)
Shop Frontage	7.05m	23 ft
Shop Depth	21.93m	72 ft

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 £15,000 per annum exclusive.

Alternatively, the long-leasehold may be available to purchase. Further details on application.

RATEABLE VALUE

It is understood from the VOA website that 10 Burrowgate has a Rateable Value of £13,250 which rises to £15,750 from 1 April 2023.

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

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of C71 and a copy of the certificate is available upon request or to download from the Government's online EPC database.

LEGAL COSTS

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

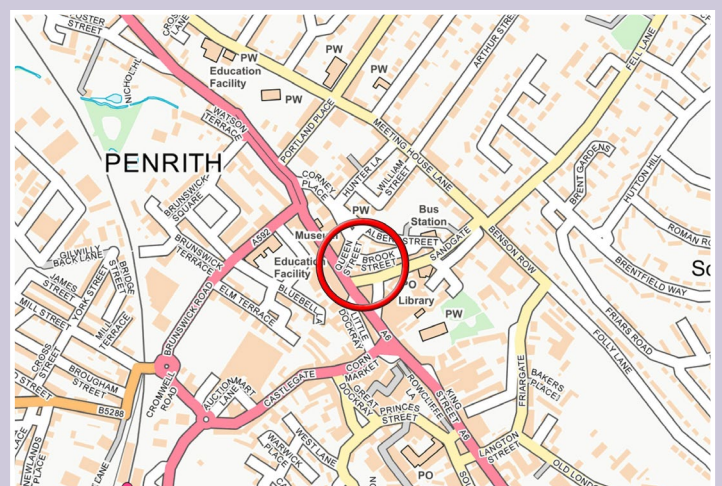
VAT

All figures quoted are exclusive of VAT where applicable.

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
Tel: 015394 48811
www.edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in March 2023