

TO LET – Ground Floor Retail Premises

Retail Unit,
Carleton Fields,
Penrith, Cumbria,
CA11 8UQ

Edwin
Thompson



- Under construction is a ground floor retail premises forming part of a larger three/ four storey residential apartment block in the centre of the very popular Carleton Fields residential development scheme
- The unit will provide a large open plan shop with prominent shop frontage
- A standalone retail shop/convenience store to serve the large surrounding residential population.
- Total Overall Gross Internal Area of 129.00 sq m (1,389 sq ft)

Rental - £17,000 per annum exclusive.

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 Village Hall and Retail Shop form part of a large residential development situated on Carleton Fields which is on the eastern outskirts of Penrith town centre, North Cumbria in the North West of England.

Penrith is an attractive and affluent market town situated just 3 miles to the north east fringe of the Lake District. It is well located being on Junction 40 of the M6 motorway network 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 15,200 (2012 Census) and is located within Eden District with a District population of over 52,600 (2011 Census). 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 town is a popular tourist destination due to its proximity to the Lake District National Park, Yorkshire Dales and ease of accessibility. Penrith is a stopping point on a number of the Coast to Coast routes and is supported by good retail and leisure facilities including Sainsbury's, Booths, Morrisons and Aldi Supermarkets as well as Boots, M&S Food, Argos and WHSmith.

Carleton Fields is a large residential development site characterised by a mixture of detached, semi-detached and terraced housing on the eastern extent of Penrith and adjacent to similar residential development schemes, agricultural fields, public playing fields and a school. The main road into Carleton Fields is Carleton Hill Road which connects directly with the development roads including Primrose Drive which branches off to residential streets including Carleton Meadows and Tulip Gardens. Carleton Hill Road also travels south connecting with the A686 the main trunk road leading from the A66 roundabout which links back into Penrith via the A6 and continues on to Junction 40 of the M6 motorway network.

DESCRIPTION

Upon completion, the retail shop will occupy the ground floor element of a larger three/four storey residential apartment block of brick/block construction underneath a series of multi-pitched slate/tile roofs, incorporating UPVC double glazed windows, aluminium double glazed return shop frontage and sliding entrance door.

Internally, the shop will be open plan layout in shell condition for tenant fit out, including a fire escape door to a communal stairwell lobby.

ACCOMMODATION

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

Ground Floor	129.00 sq m (1,389 sq ft)
Total Approximate Net Internal Area	129.00 sq m (1,389 sq ft)

SERVICES

It is understood that the property will be 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

Upon completion 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 £17,000 per annum exclusive.

RATEABLE VALUE

The property is under construction and will need to be assessed for business rate purposes upon occupation.

Prospective purchasers should check the exact rates payable with Westmorland & Furness Council – Tel: 0300 373 3300.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be carried out upon completion of the scheme.

LEGAL COSTS

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

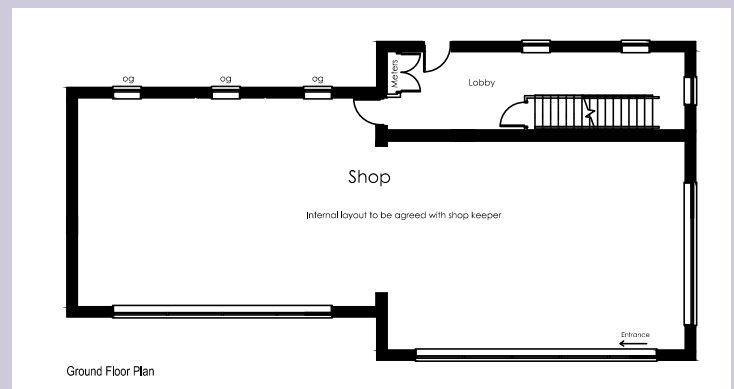
VAT

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 June 2023.