



**NEW  
SQUARES  
PENRITH**

*Boots*

O<sub>2</sub>

Sainsbury's

**SPORTS  
DIRECT.com**

**CA11 7FG**

**275 sq ft - 5,888 sq ft**

Retail & leisure space available on very competitive terms. Fit out incentives available



# Description

**NEW SQUARES IS A MIXED-USE DEVELOPMENT SCHEME COMPRISING OF 21 RETAIL UNITS, RESIDENTIAL AND A 60 BED HOTEL. THE SITE IS ANCHORED BY A 55,000 SQ FT SAINSBURY'S FOOD STORE, WITH AN ADJACENT MULTI STOREY CAR PARK WHICH BENEFITS FROM THREE HOURS FREE PARKING.**

- 4.21 million tourist visitors to Eden district in 2021\*
- Tourism provided employment for 4,178 full time equivalent (FTE) posts\*
- £352.4 million contribution to the Eden economy by tourists in 2021\*
- Population 54,163 (Experian 2020)

\*(2021 STEAM (Scarborough Tourism Economic Activity Monitor) research)



# Location

**PENRITH IS A MARKET TOWN  
SERVING A WIDE RURAL CATCHMENT.  
IT IS THE LARGEST TOWN IN EDEN  
DISTRICT AND BENEFITS FROM  
EXCELLENT TRANSPORT LINKS.**

Via the M6 motorway, the A66 trunk road and the West Coast main line. The town retains the atmosphere of a historic market town, with its distinctive red sandstone buildings and many listed buildings. Housing and retail space at New Squares has extended the town centre to the south. Employment development is focussed to the west of the town close to the M6

motorway junctions. The town sits within and is surrounded by very high quality countryside, with the North Pennines Area of Outstanding Natural Beauty to the east and the Lake District and Yorkshire Dales National Parks close by. The area is characterised by open, expansive rolling landscape and varying topography around the town's edges.



## DISTANCES:

**CARLISLE 33 KM  
KESWICK 27 KM  
AMBLESIDE 46 KM  
M6 2 KM**



# Availability

UNIT	GROUND	FIRST	STATUS
B1	1,278 sq ft	-	Vacant
B2	3,804 sq ft	806 sq ft	Vacant
F1	275 sq ft	-	Vacant
F2	1,096 sq ft	952 sq ft	Vacant
H1	1,847 sq ft	1,748 sq ft	Vacant
J1	1,341 sq ft	-	Vacant
J4	1,128 sq ft	-	Vacant
K1	1,798 sq ft	-	Vacant
L1	1,868 sq ft	-	Vacant

Penrith Town Centre

Nearby occupiers:

Costa Coffee

WHSmiths

Boots

JD Wetherspoon

Argos

Anchored by a  
55,000 sq ft  
Sainsbury's

Premier Inn

691 car parking  
spaces (free use  
for 3 hours)

Aerial





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## BUSINESS RATES

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## PLANNING

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should make their own enquiries with the Local Authority to verify this information.

## SERVICE CHARGE

Tenants will pay a service charge.

## EPC

An Energy Performance Certificate can be made available upon request.

## VAT

VAT if applicable will be charged at the standard rate.

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