

# TO LET

Commercial/Office/ 1,125 SQ FT (104 SQ M)/£8,000 PA



**Unit 4, Church House, 19 – 24**

**Friargate, Penrith**

Penrith, CA11 7XR

**Walton Goodland**

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



## REFURBISHED FIRST FLOOR TOWN CENTRE OFFICES FRONTING FRIARGATE TO EDGE OF PENRITH TOWN CENTRE

- OPEN PLAN OFFICE SUITE IN MODERNISED MULTI-LET OFFICE BUILDING
- LIFT ACCESS AVAILABLE TO FIRST FLOOR OFFICES
- ADJACENT TO M&S FOOD STORE AND PUBLIC PARKING
- ALTERNATIVE USE MAY BE CONSIDERED, SUBJECT TO PLANNING

## LOCATION

The property is situated fronting on to Friargate, in close walking distance of Penrith Town Centre, adjacent to The Job Centre and M&S Food Store.

## DESCRIPTION

The property comprises a self-contained open plan first floor office suite, provided with a shared entrance and toilet facilities.

## LEASE

A new full repairing and insuring lease for a term of years to be agreed.

## EPC

Rating C72

## SERVICES

All mains services are connected to the property.

## ACCOMMODATION

The property comprises the following approximate areas:

### FIRST FLOOR

Office – 1,125 sq ft (104 sq m)

There are ladies, gents and disabled toilets within the common areas of the office.

Lift access is available to the first and second floors of the building.

## SERVICE CHARGE

A service charge is payable to cover the repair, maintenance, decoration, utilities and management of the common areas both internal and external to the building.

## RATEABLE VALUE

To be confirmed.

The property is currently rated alongside other offices within the building.

## VAT

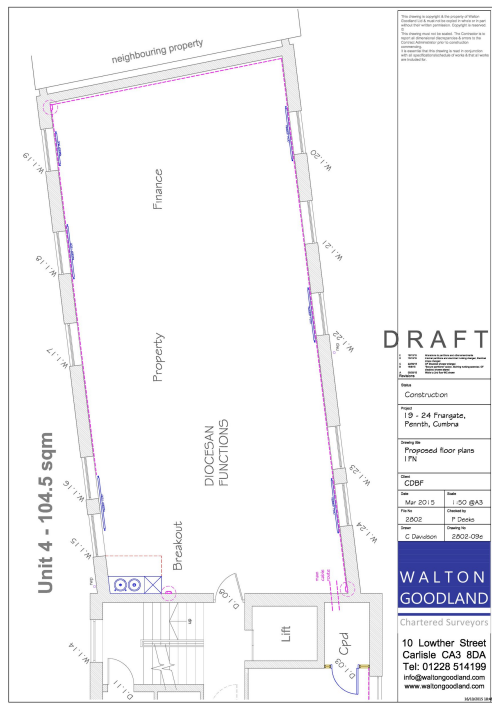
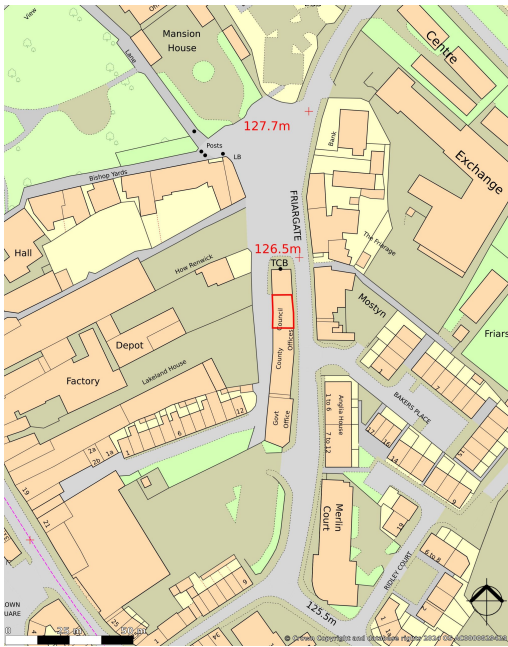
VAT is not applicable.

## VIEWINGS

Please contact Walton Goodland.

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.



### Energy performance certificate (EPC)

Unit 4 Church House 19-24 Frigate PENRITH CA11 7XR	Energy rating <b>C</b>	Valid until: 29 October 2034
		Certificate number: 2461-3900-1143-6399-1621

Property type	Offices and Workshop Businesses
Total floor area	101 square metres

#### Rules on letting this property

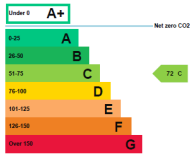
Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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