

TO LET



Commercial/Retail/498 sq ft (46 sq m)/£5,000 per annum

4A Corney Square, Penrith

Cumbria, CA11 7PX

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



SELF-CONTAINED RETAIL PREMISES PROMINENTLY FRONTING CORNEY SQUARE IN PENRITH TOWN CENTRE

- FRONTS ONE WAY SYSTEM AT EDGE OF RETAIL CENTRE
- DISC PARKING DIRECTLY IN FRONT OF THE PROPERTY WITH PAY-AND-DISPLAY CAR PARKS NEARBY
- SUITABLE FOR ALTERNATIVE USES , SUBJECT TO PLANNING CONSENT

DESCRIPTION

Mid-terrace ground and first floor lock-up shop. comprising ground floor retail/gallery space with small rear kitchen area and toilet, with upper floor open plan workshop/retail area.

LOCATION

The property is located adjacent to Middlegate and the A6 as it runs through Penrith Town Centre. Adjacent occupiers include a gallery, restaurant, office and retail premises, with Westmorland and Furness Council new headquarters nearby.

ACCOMMODATION

The property comprises the following approximate floor areas:-

GROUND FLOOR

Retail – 223 sq ft (21 sq m)

Kitchen – 64 sq ft (6 sq m)

Toilet: 1 WC & 1WHB

FIRST FLOOR

Office/Retail – 211 sq ft (20 sq m)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating – D81

SERVICES

Mains electricity, water and drainage are understood to be connected to the property.

BUSINESS RATES

The business rates are currently valued with the adjacent premises. Based upon the 2023 combined listing, the rates are estimated to be in the region of £2,500. This cannot be guaranteed and the property will need to be re-assessed following completion of a new lease agreement.

Interested parties should make their own enquiries of the Valuation Office Agency at www.voa.gov.uk.

Please note that as of 1 April 2017 if this is your only commercial premises and the business rates are £12,000 or less then no rates will be payable, subject to status.

LEASE

A new lease for a term of years to be agreed in internal repairing and insuring terms.

VAT

All rents and outgoings are quoted exclusive of VAT. We recommend tenants establish the VAT implications before entering into any lease agreement.

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.

Location: 4a Corney Square, Penrith

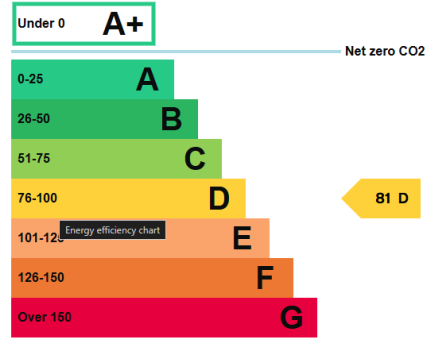


Date: 7 December 2017
Scale: 1:500@A4
Drawn by: MF/AD
Geocode: NY 351453, 530405

NOT TO SCALE

Energy rating and score

This property's energy rating is D.



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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