

Attractive Town Centre Office Premises To Let

25A Cornmarket
Penrith
Cumbria
CA11 7HS

Edwin
Thompson



- Self-contained offices with first and second floor accommodation
- Prominent location in Penrith town centre
- Approximate Net Internal Area – 1,798 sq ft

Rental - £12,000 per annum exclusive

Ref W1078

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LOCATION

The property is situated on Cornmarket in the heart of Penrith town centre.

Penrith is an attractive and affluent market town situated on the north-east fringe of the Lake District in Cumbria with a residential population of approximately 15,000. It's excellent location on Junction 40 of the M6 provides direct access to Carlisle approximately 20 miles to the north and Kendal 32 miles to the south, as well as to the A66 which leads west to the Lake District National park and east to Scotch Corner and the A1(M).

The subject property occupies a prominent town centre location with direct access from Market Square, Devonshire Street and Great Dockray. There are a number of national and local retailers, cafes, food shops and professional users all within the immediate vicinity and Penrith train station is a short distance to the west via Castlegate. There are also a number of local pay and display car parks and disc zone areas to compliment the dedicated car parking to the rear of the offices.

DESCRIPTION

The property provides an attractive sandstone built mid-terrace building with a pitched slate roof and sash windows. There is retail use at ground floor with the subject offices at first and part second floors which are accessed via a dedicated entrance to the side of the property.

Internally, the offices provide a range of suites, kitchen facility and WCs. The accommodation is predominantly carpeted throughout on timber floors (raised in parts), has painted plaster walls, strip fluorescent lighting/up lighting and electric storage heaters. The premises are networked with data cabling and electric points via both wall sockets and floor boxes in most areas which lead back to a dedicated server room.

The property is connected to mains electricity, water and has a dedicated intruder and fire alarm system.

The premises also have the benefit of a car park with spaces for 6 cars.

ACCOMMODATION

The premises have an approximate net internal area as follows:

1st & 2nd floor offices 167.03m² (1,798sq ft)

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £12,000 per annum exclusive.

RATEABLE VALUE

The VOA website states that the premises have a Rateable Value of £12,250.

The current Uniform Business Rate is 49.3 pence in the pound, which would equate to rates payable per annum of approximately £6,039 exclusive.

Prospective tenants should check the exact rates payable with Eden District Council – Tel: 01768 817 817.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

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

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

John Haley: j.haley@edwin-thompson.co.uk

Ben Wilde: b.wilde@edwin-thompson.co.uk

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