

**TO LET**  
102.38 Sq M



## 20 MIDDLEGATE, PENRITH, CUMBRIA, CA11 7PG

- Ground floor lock-up shop with first floor storage space.
- Sales area: 74.5 sqm (802 sqft)
- Prime location in main shopping area
- Edge of Lake District market town

DGRE

## 20 MIDDLEGATE, PENRITH, CA11 7PG

The property comprises a ground floor lock-up shop with display windows and first floor storage accommodation.

### Accommodation

At ground floor the premises provide an open plan retail sales area with stairs leading to the first floor. The first floor provides storage accommodation and a WC and kitchenette. The first floor has a rear access across the flat roof to a lane and the public car park behind.

	Sq M	Sq Ft
Ground floor	802	74.51
First Floor	310	28.8
<b>TOTAL</b>	<b>102.38</b>	<b>1,102.02</b>

### Location

The property is located on Middlegate, one of the main roads in Penrith town centre. Nearby occupiers include Poppins, Save the Children and the Alhambra Cinema.

Penrith is a market town, situated just to the north-east of the Lake District National Park, with a population of around 15,000. Traditionally a farming area, the town also has local and regional businesses and tourist trade throughout the year. It is at J40 of the M6, which links with the west-east A66 trunk road, and 20 miles south of Carlisle and has a railway station on the West Coast Main Line.

Local facilities include two secondary schools, a range of independent shops, pubs, cafes, a leisure centre and auction mart. Major retailers in the town include Argos, Peacocks, B&M, B&Q, Boots, Booths, Sainsburys, WH Smiths, Morrisons, Aldi and M&S Foodhall. The property is situated in a prime position on a main shopping street in the town centre.

### Tenure

The property is offered on a new year lease for a term to be agreed. The tenant will be responsible for maintenance and repairs and outgoings including the buildings insurance premium which is arranged by the landlord.

A prospective tenant will need to complete a Tenancy Application Form and provide the necessary documents for approval by the landlord.

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £15,000 per annum

### VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

### Planning Information

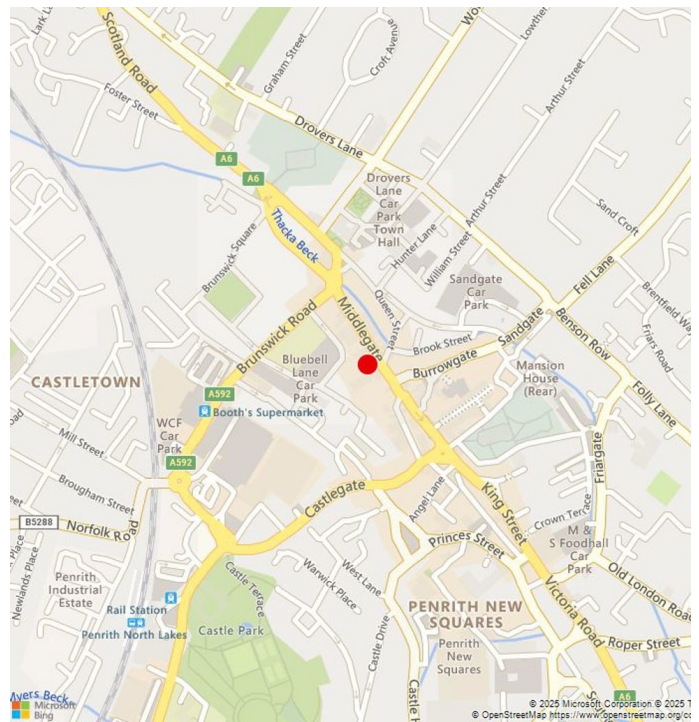
Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority, Westmorland & Furness. The property is not Listed and is not in a Conservation area.

### Services

We are advised that mains water, electricity, and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

### Legal Costs

The ingoing tenant will be expected to pay the landlord's reasonable legal costs in connection with the lease.



### Additional Information

#### Rent

£15,000 Per Annum

#### EPC

Energy Rating: E. A copy of the EPC is available on our website.

#### Viewing

Strictly by appointment through the sole agents DGRE.

**DGRE Agency Admin**  
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