

TO LET

Commercial/Office/Retail/119 sq. ft. (11 sq. m.)/£3,000 pa



1A Sandgate, Penrith

Cumbria, CA11 7TP

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy dealing)



SELF-CONTAINED GROUND FLOOR RETAIL PREMISES ADJACENT PENRITH BUS STATION

- CENTRAL LOCATION WITH PUBLIC PAY & DISPLAY CAR PARKING TO REAR
- ADJACENT TO PENRITH BUS STATION
- ALTERNATIVE USES CONSIDERED S.T.P.

DESCRIPTION

The property comprises a ground floor lock-up shop, formally used as a taxi office.

LOCATION

The property is centrally located fronting Sandgate, directly in front of Penrith Bus Station being adjacent to Eden Sight Support, Citizens Advice Bureau and public car parking.

ACCOMMODATION

The property comprises the following approximate floor areas:-

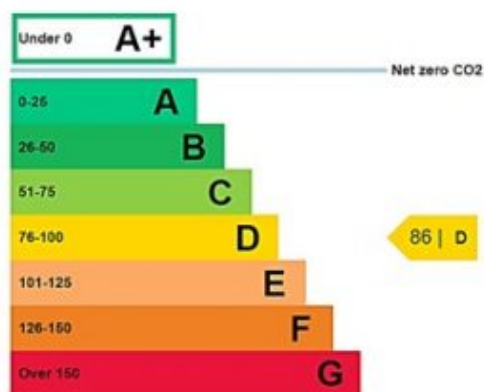
GROUND FLOOR

Retail – 119 sq. ft. (11 sq. m.)

Toilets – 1 WC and 1 WHB

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating – D86



SERVICES

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

BUSINESS RATES

£1,650 (2023 listing)

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 then no business 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

VAT is not applicable.

LEGALS

The tenant will be required to contribute towards the landlord's legal costs in drafting the new lease agreement.

VIEWINGS

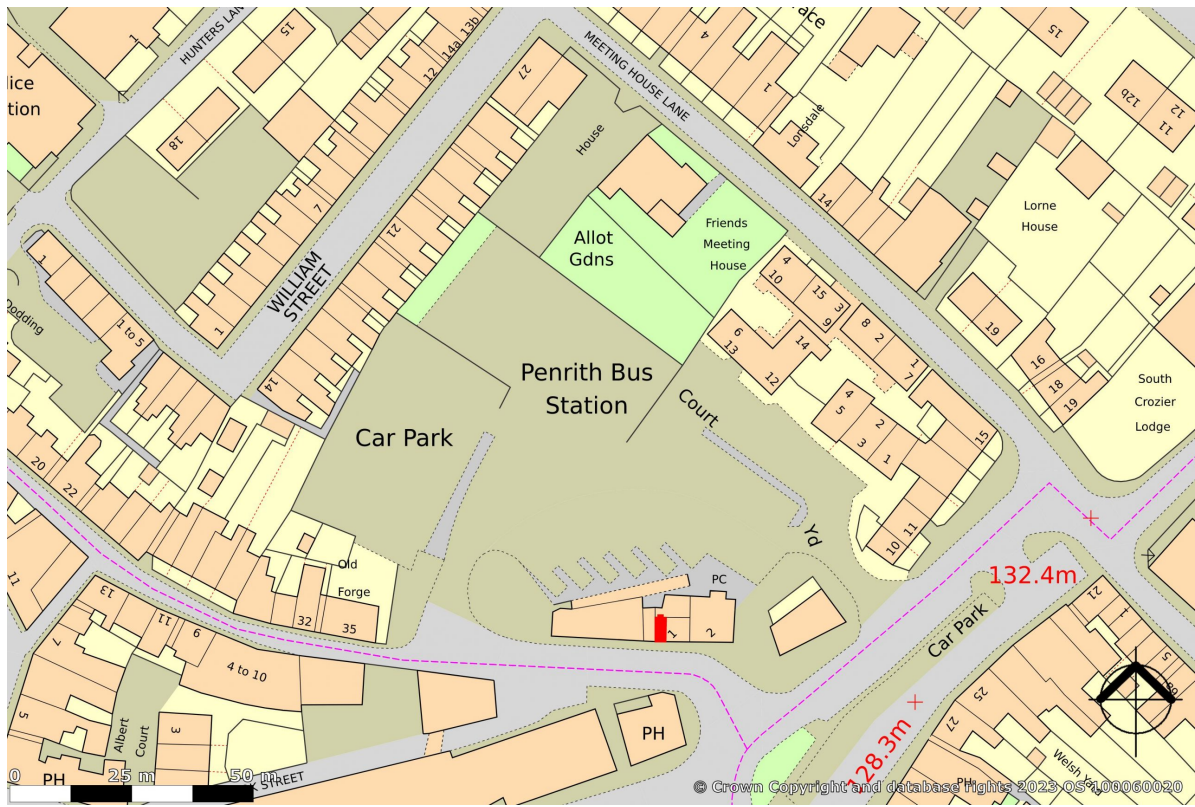
Please contact Walton Goodland.

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.

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