

# FOR SALE / TO LET



Commercial/Retail/3275 sq. ft. (304 sq. m.)/£25,000 per annum  
/ OIRO £250,000

**22-23 Middlegate, Penrith – UNDER  
OFFER**

Cumbria, CA11 7PG - UNDER OFFER

**Walton Goodland**

[agency@waltongoodland.com](mailto:agency@waltongoodland.com)

01228 514199 (Carolyn Hardy dealing)



## LARGE RETAIL PREMISES IN MARKET TOWN CENTRE WITH MAIN ROAD FRONTAGE

- POPULAR EDGE OF LAKE DISTRICT MARKET TOWN WITH STRONG CATCHMENT AREA
- WELL LOCATED SHOP FRONTING MAIN STREET THROUGH TOWN CENTRE
- OTHER OCCUPIERS INCLUDE ALHAMBRA CINEMA, HALIFAX BANK, B&M AND A MIX OF LOCAL OCCUPIERS

## DESCRIPTION

A mid terrace retail store previously occupied by Savers with ground floor sales and first floor stores and staff accommodation.

A loading bay is located to the rear, the area hatched in blue on the plan has historic shared access rights with the adjoining properties both for vehicular and pedestrian access.

## LOCATION

The property is located on Middlegate in Penrith Town Centre fronting the main one way system through the town. Nearby occupiers include Halifax Bank, B&M, Alhambra Cinema, alongside a mix of local and regional retailers.

## ACCOMMODATION

### GROUND FLOOR

Sales – 2,225 sq. ft. (207 sq. m.)

### FIRST FLOOR

Stores – 905 sq. ft. (84 sq. m.)

Office/Staff – 145 sq. ft. (13 sq. m.)

## RATEABLE VALUE

£21,250 (2023 listing)

Interested parties should make their own enquiries of the Valuation Office Agency at [www.voa.gov.uk](http://www.voa.gov.uk).

## LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms at £25,000 per annum.

## SALE

A sale of the freehold interest in the property would be considered for offers in the region of £250,000.

## VAT

VAT is payable in addition to the rent or sale price.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D99.

## VIEWINGS

Please contact Walton Goodland.

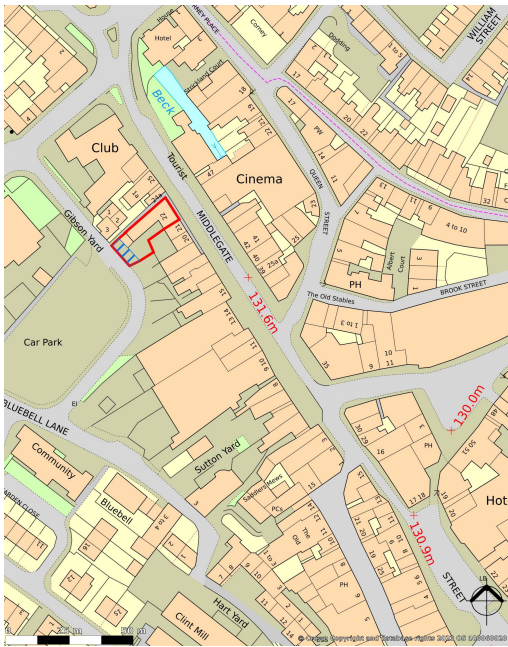
Strictly no approach must be made to the existing tenants.

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.

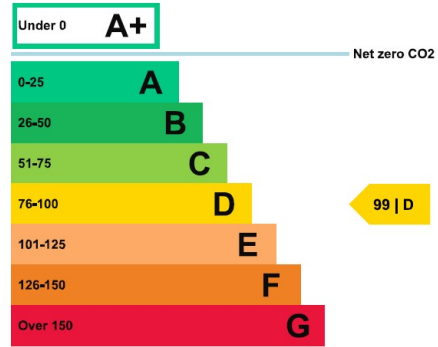
Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
[agency@walgoodland.com](mailto:agency@walgoodland.com) [www.walgoodland.com](http://www.walgoodland.com)





## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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.

Walton Goodland. 10 Lowther Street, Carlisle CA3 8DA T: 01228 514199 F: 01228 594303  
agency@walgoodland.com www.walgoodland.com

