

# Property Details

DEVONSHIRE ARCADE, DEVONSHIRE STREET, PENRITH, CA11 7SX  
TO LET  
RETAIL UNITS 3, 6, 7, 9 & 21



  
Ashley  
Smith

- **124 – 1,094 Sq ft (11.52 – 101.63 Sq m)**
- **Popular retailing location**
- **Good footfall**
- **Available on flexible terms**



## LOCATION

The available units are situated within the Devonshire Arcade which links Devonshire Street and St Andrews churchyard, adjacent to Cumbria County Council Library. The Arcade is segregated with food operators at one end and a variety of retailers at the other. Existing retailers include a pet shop, fashion/clothing, confectionery and a phone shop.

## DESCRIPTION

The units are situated at ground floor level within the popular and attractive Devonshire Arcade. The arcade offers a vibrant mix of retailers and leisure operators and benefits from high pedestrian footfall. The units are available with immediate effect on flexible terms.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate net internal floor areas:

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ACCOMMODATION	Sq ft	Sq m
Unit 3	124	11.52
Unit 6	126	11.70
Unit 7	157	14.59
Unit 9	239	22.20
Unit 21	448	41.62
<b>TOTAL</b>	<b>1,094</b>	<b>101.63</b>

## LEASE TERMS

The units are available by way of a new effectively full repairing and insuring lease. Length and term of lease to be agreed.

## ASKING RENT

Available on application.

## LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

## VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been rated within Band D (94). EPC copy available upon request.

## AGENTS NOTES

Code of Leasing Business Premises (England and Wales): Alternative lease terms are available. Any variations may affect level of rent proposed - [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the lessee to ensure that they are in working order.

## BUSINESS RATES

Under current Government regulations, [100% rate relief](#) (subject to eligibility). For further Business Rates information click [HERE](#).

Interested parties to satisfy themselves as to their own rates payable and eligibility for relief, prior to entering into a contract.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith  
Ashley Smith Chartered Surveyors,  
Oakmere, Belmont Business Park, Durham DH1 1TW

Tel: 0191 384 2733 / [Info@ashleymith.co.uk](mailto:Info@ashleymith.co.uk)

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