

MORGAN

MARTIN

CLASS E SHOP TO LET (MAY SELL) 7 Middlegate PENRITH CA11 7PF



Sales Area: 570 sq ft (52.95 sq m)
Plus parking at the rear for 3-4 vehicles
Potential for Conversion of Upper Floors to Residential

LOCATION

The property occupies a prominent position on Middlegate in the centre of Penrith. Nearby occupiers include B&M and a variety of independent retailers.

ACCOMMODATION

The premises are arranged over three floors and provide the following approximate net internal floor areas:

Ground floor sales:	570 sq ft	(52.95 sq m)
First floor:	408 sq ft	(37.90 sq m)
Second floor:	562 sq ft	(52.21 sq m)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £11,000.00.

LEASE

A new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly rent reviews.

RENTAL

£14,000.00 per annum exclusive.

PRICE

£190,000 subject to contract.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC

An Energy Performance Certificate will be available in due course.

FURTHER INFORMATION

Please contact: Charles Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk

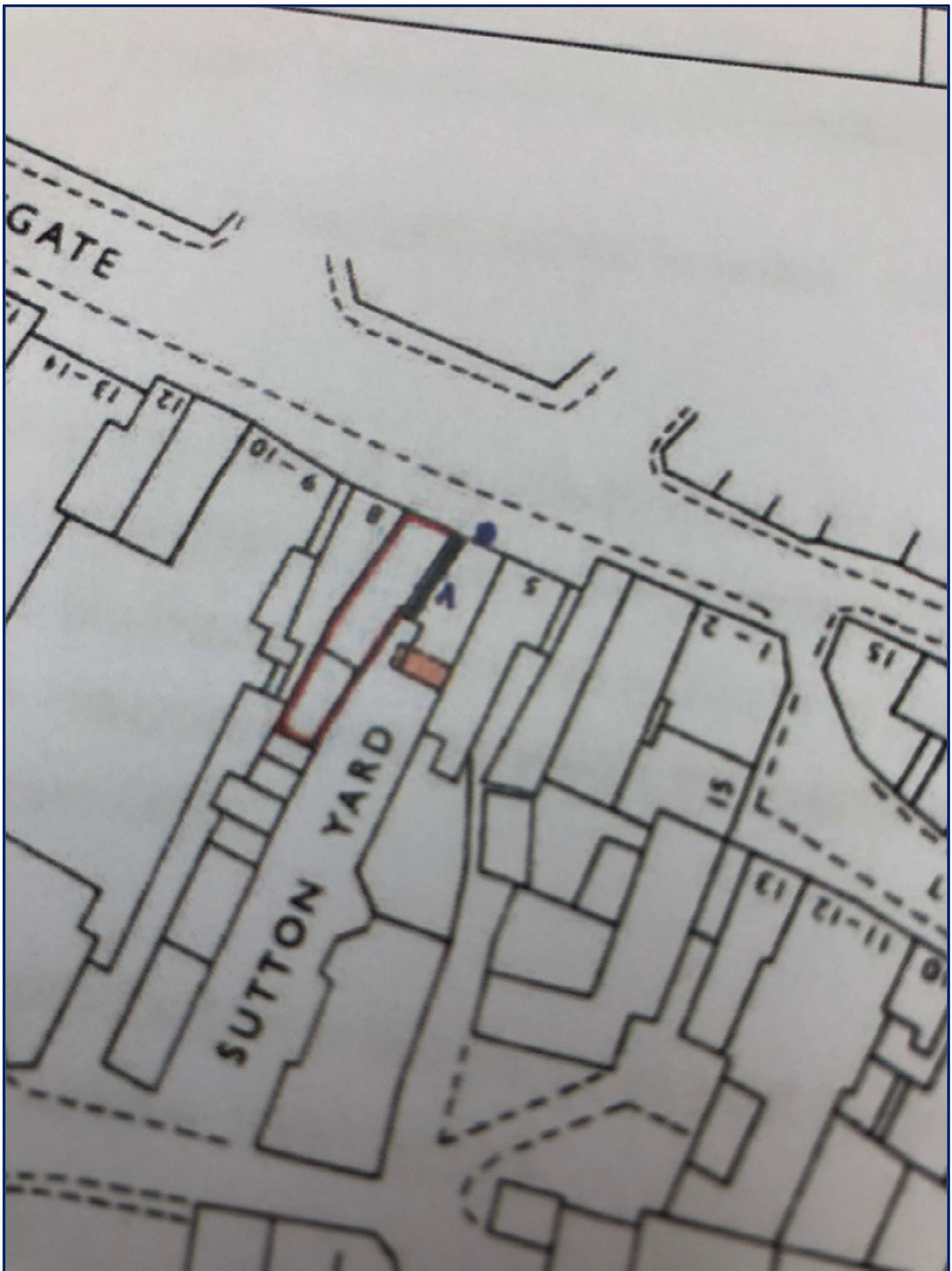
Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

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