

TO LET Prime Retail Premises

10 Angel Lane
Penrith
Cumbria
CA11 7BP

Edwin
Thompson



- A well located retail unit within the attractive and popular market town of Penrith.
- Prominent Retail Frontage on Angel Lane and part of the successful Angel Square Shopping Centre.
- The unit provides flexible accommodation which lends itself to a variety of different occupiers.
- Ground Floor Sales of approximately 445 sq ft with useful first floor trading/ancillary accommodation of approximately 550 sq ft.

To Let – £16,000 per annum exclusive

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LOCATION

The property is located on Angel Lane in the heart of Angel Square Shopping Centre in the prime retailing pitch of Penrith town centre occupying a prominent town centre location with direct access from Angel Lane. There are a number of national and local retailers, cafes and food shops all within the immediate vicinity. There are also a number of local pay and display car parks and disc zone areas.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District National Park. It is well located being on Junction 40 of the M6 providing direct access north and south and to the A66 which leads west to the Lake District National Park and east to Scotch Corner and the A1(M).

Penrith has a resident population of approximately 16,701 (2021 Census) and is located within Eden District with a District population of over 54,000. Carlisle is approximately 20 miles to the north, Kendal 32 miles to the south and Keswick 18 miles to the west. Penrith has a train station on the main West Coast Line with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

Angel Lane Shopping Centre is the leading town centre trading location within Penrith's retail core, having excellent links to New Squares and other main car parking facilities, Sainsburys, the Leisure Centre and adjacent retailing locations including Market Square, Devonshire Street, King Street, Middlegate and Cornmarket.

The attached goad plan shows the location of the premises (for identification purposes only).

DESCRIPTION

10 Angel Square provides a ground and first floor retail shop forming part of a retail scheme with a lively mix of national retailers, local businesses and restaurants.

The property has an attractive timber frontage and comprises an open plan retail space at ground floor with central entrance door, glazed retail displays and side stock delivery point.

An internal staircase provides access to the first floor accommodation which could be further trading space, stock rooms, staff areas or offices and incorporates kitchen and toilet facilities.

ACCOMMODATION

It is understood that the premises provide the following approximate measurements:

Ground Floor Sales	41.35m ²	(445 sq ft)
First Floor	51.09m ²	(550 sq ft)
Total Approximate Net Internal Areas	92.44m²	(995 sq ft)

LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease, by way of a service charge, for a term to be agreed and at a rental of £16,000 per annum exclusive.

There is a service charge levied to recover the cost of the management and upkeep of the shopping centre. Further information available upon request.

VAT

All figures quoted are exclusive of VAT where applicable.

EPC

An Energy Performance Certificate is available for the property and can be downloaded from the Edwin Thompson Website.

The current energy asset rating is B44.

RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £7,800.

Prospective tenants should check the exact rates payable with Westmorland and Furness Council – Tel: 01539 733 333.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Amelia Todd – a.todd@edwin-thompson.co.uk

Tel: 015394 48811

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