

PENRITH

19 BURROWGATE – ANNEXE CA11 7TD

Substantial Town Centre Retail/Redevelopment Opportunity For Sale/To Let



- Substantial retail premises with potential for redevelopment, subject to planning
- High Profile Location within Penrith Town Centre

**mason
owen**

property consultants

0151 242 3000

www.masonowen.com

PENRITH

19 BURROWGATE - ANNEXE CA11 7TD

LOCATION

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District. 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). The town has a resident population of approximately 15,000 (2011 Census) and is located within Eden District with a district population of over 51,000. 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 which provides direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

The subject property is situated on Burrowgate, a short distance to the north east of the main Penrith town centre retailing core and accessed via Middlegate to the west and Sandgate to the east. The surrounding area is predominantly retail with occupiers on Middlegate including B&M Bargains, Country Causals, The Cumberland Building Society, Superdrug, United Colours of Benetton and The Salvation Army. Immediate retailers on Burrowgate are a mix of gift shops, leisure outlets and a Spar shop and Post Office are directly opposite the eastern end of the store.

THE OPPORTUNITY

The Annexe building provides a four storey property currently used as storage and arranged over basement, ground, first and second floors. The premises have sandstone elevations, a part flat/part mono-pitch slate roof, a large timber loading door at ground floor and is attached to 19 Burrowgate at second floor via a covered walkway bridge. Internally, there is a staircase, central goods lift and comprises in the main open storage accommodation.

RATES

The property will need to be re-assessed upon occupation.

For Rates Payable information interested parties are advised to visit www.gov.uk/correct-your-business-rates

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

ACCOMMODATION

It is understood that the property provides the following approximate gross areas:

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	120 m ²	1,292 ft ²
First Floor	130 m ²	1,399 ft ²
Second Floor	129 m ²	1,389 ft ²
Basement	96 m ²	1,033 ft ²
TOTAL APPROX GIA	475 m²	5,113 ft²

SERVICES

It is understood that the property is connected to mains electricity, gas, water and the mains drainage system.

It is the responsibility of the tenant/purchaser to determine the exact position of the existing services and to arrange for any modification/connection of these to the property in consultation with the relevant service providers.

EPC

The Energy Performance Asset Rating is Band **C62**.

A full copy of the EPC is available on line at www.epcregister.com

PENRITH

19 BURROWGATE - ANNEXE CA11 7TD

PROPOSAL

The Annexe provides a range of exciting retail and alternative use opportunities, subject to planning, at ground and upper floors.

All letting and sale enquiries via Mason Owen.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact Luke Arnold
Tel 0151 242 3091
Mobile 07584 673 139
Email luke.arnold@masonowen.com



Or via our Joint Agents:
Edwin Thompson
Tel 01228 548385
Email carlisle@edwin-thompson.co.uk



Subject to Contract

Details produced September 2017



19 BURROWGATE - ANNEXE CA11 7TD



0151 242 3000

F 0151 236 2569 E liverpool@masonowen.com www.masonowen.com

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.