

## Prime Shop To Let By Way of Assignment

15 Devonshire Street  
Penrith  
Cumbria  
CA11 7SR



Penrith is an attractive and popular Cumbrian market town situated 20 miles south of Carlisle, 32 miles north of Kendal and 18 miles east of Keswick with access to the M6 motorway within 5 minutes drive of the town centre at junction 40. The town has a resident population of approximately 12,500 and serves as a retail, service and employment centre to the affluent rural catchment area.

### Location

The property is situated in a prime retailing location in the centre of Penrith with prominent frontage to Devonshire Street, Little Dockray and Middlegate. Multiples located nearby include Burton, Country Casuals, Argos and B & M together with many well established independent retailers. The exact location can be identified from the attached copy Goad extract.

### Description

The property comprises an end terraced shop property providing an extremely prominent island

location in a well established prime retailing position and providing retail sales at both ground and first floors.

### Accommodation

The property has the following approximate areas and dimensions:-

#### Ground Floor

Frontage to Devonshire Street	17' 0"	5.18 m
Display frontage	6' 0"	1.8 m
Return frontage	7' 0"	2.1 m
Maximum internal width	20' 8"	6.3 m
Shop depth	38' 6"	11.7 m
Ground floor sales	773 sq ft	68.1 sq m

#### First Floor

Retail sales	613 sq ft	57.03 sq m
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#### Second Floor

Storage	565 sq ft	52.5 sq m
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### Rateable Value

The rating assessment proposed for the 2010 rating list is £19,750.

UBR 41.4p

### Lease

The property is held on the balance of a 10 year full repairing and insuring lease from 11<sup>th</sup> October 2007 subject to an upward only rent review at the end of year 5 at a reserved rent of £25,000 p.a. exclusive of rates and VAT payable quarterly in advance. The lease contains a tenant's option to break at the end of the 5<sup>th</sup> year and 8<sup>th</sup> years of the lease on the giving of not less than 6 months and no more than 12 months prior written notice.

### Premium

Offers invited.

### EPC

The property has an Energy Performance Asset Rating of "F". Further details available on request.

### Legal Costs

Each party to be responsible for the payment of their own legal fees.

### VAT

The property has not been registered for VAT.

### Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)

