

## To Let

**7 Angel Lane  
Penrith  
Cumbria  
CA11 7BP**



### Double fronted ground floor shop in popular pedestrianised Angel Lane.

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. The area generally has a buoyant local economy with unemployment rates consistently well below the national average.

#### Location

The property is situated in Penrith town centre in Angel Lane which gives access to two of the entrances to the Angel Square Shopping Centre. The location is therefore a busy retail pitch close to major multiples and at the right end of town for the new Sainsburys supermarket and car park.

#### Description

The property comprises a double fronted ground floor shop with rear store and first floor ancillary accommodation if required. The current arrangement allows for access to the first floor hairdressers through the shop subject to satisfactory security arrangements being in place.

#### Accommodation

The property has the following approximate areas and dimensions:-

##### **Ground Floor**

Internal width	22'0"	6.7m
Max shop depth	42'6"	12.9m
Sales area	580 sq ft	53.9 sq m
Rear office	44 sq ft	4.08 sq m
Rear store	192 sq ft	17.8 sq m

##### **First Floor**

Available if required by separate negotiation two rooms totalling 267 sq ft 24.8 sq m  
Plus bathroom

If the first floor accommodation is not required a wc will be installed at ground floor.

#### Lease

The property is to let on a new full repairing and insuring lease for a term of 5 years or longer subject to 5 yearly upward only rent reviews at a commencing rental of £16,000 p.a. exclusive of rates and VAT payable monthly in advance by standing order.

#### Rateable Value

Rateable Value £11,750 UBR 43.3p

#### EPC

To be provided.

#### Legal Costs

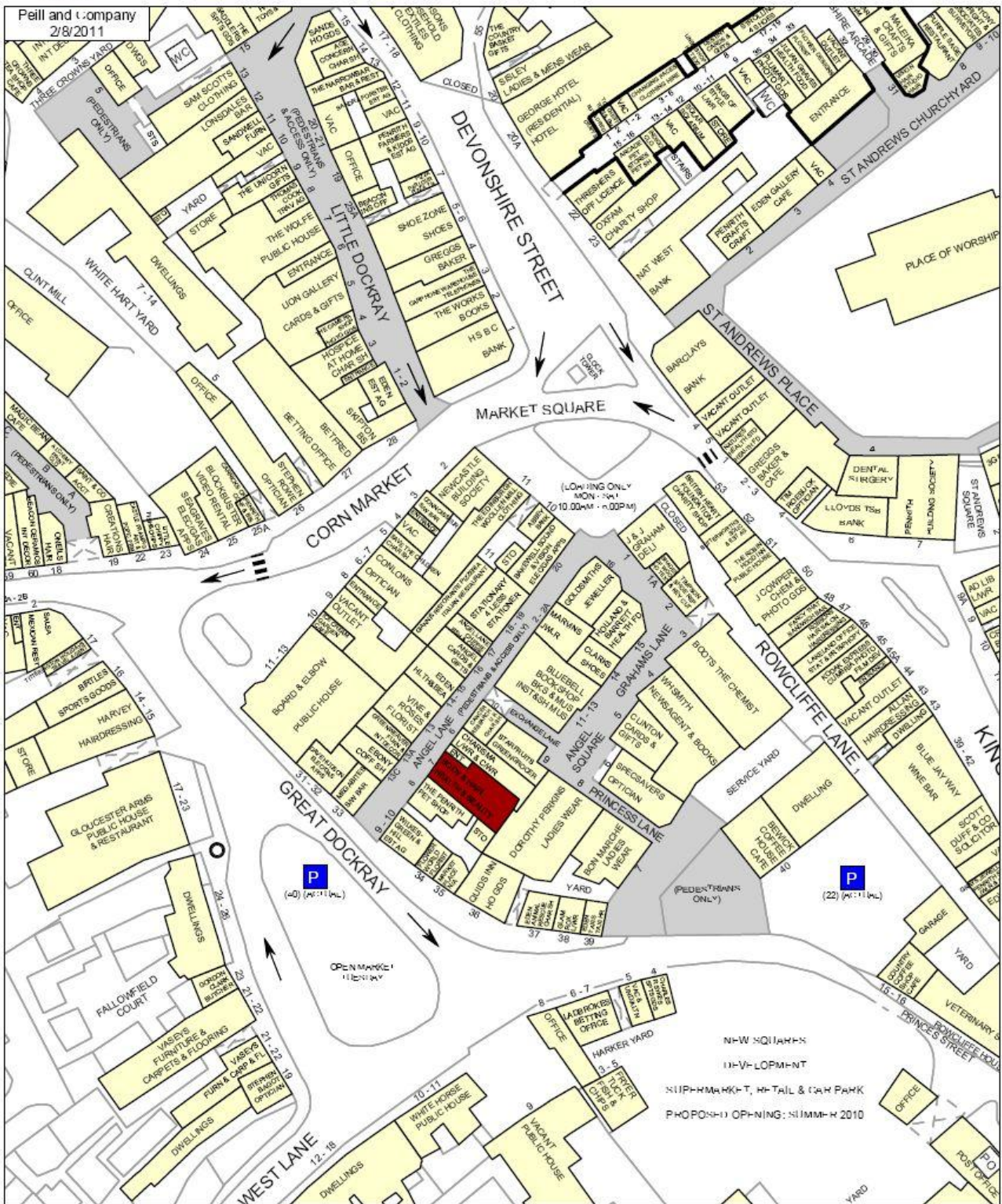
Each party to be responsible for the payment of their own legal fees.

#### VAT

The property has not been registered for VAT.

#### Viewing

Peill & Company – Peter Nicholson dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.



50 metres