

**Offices available to let on a new lease
possible alternative uses (subject to consents)**

**Former Co-operative Funeral Care premises
Cromwell Road
Penrith
Cumbria
CA11 7JW**



**Prominent road-side position adjacent to NFU Mutual, Naphthens
Solicitors, McDonalds and Penrith Railway Station
On site car parking**

Penrith is an attractive market town situated in east Cumbria in a strategic location immediately adjacent to junction 40 of the M6 motorway and at the junction of the M6 motorway and A66 trunk road. Accordingly, Penrith offers excellent access to North Lakes, Carlisle and, via the A66 to Scotch Corner to the east and Keswick and northern Lake District to the west. The town has a resident population of approximately 20,000 but draws on a much wider catchment incorporating surrounding towns and villages and is the administrative centre for Eden District, one of the largest local authority areas in England. Significant local employers include Greggs, Nilfisk, AST Signs, the agriculture distribution and tourism sectors.



Location

The property occupies a prominent location on Cromwell Road immediately opposite Penrith Castle and adjacent to Penrith railway station (on the west coast mainline linking London to Glasgow/Edinburgh – London approx. 2.45 mins, Carlisle 20 mins, Oxenholme/Kendal 20 mins, Edinburgh 1.30 mins). The premises are immediately adjacent to offices occupied by NFU Mutual and Nathen's Solicitors and adjacent to a McDonalds drive-through and is a short distance from the Ullswater Road retail parks with representation from Iceland, B&Q, Home Bargains, Halfords and a short distance from Booths supermarket and Morrisons supermarket.

Description

The property comprises a single storey detached office building in an attractive building with a significant benefit of onsite car parking.

Accommodation

Ground floor

Offices – NIA **157.86 sq m** **(1,699 sq ft)**

Outside – approx. 12 car parking spaces

Terms

The property is available to let on the basis of a 10-year lease or longer subject to 5-yearly rent reviews on a full repairing and insuring basis.

Rent

On application

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £18,500

UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

The property has an energy performance asset rating of 'C'.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

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

Viewing

Strictly by appointment through Peill & Company, tel 01539 888 000 (Simon Adams dealing), kendal@peill.com for viewings

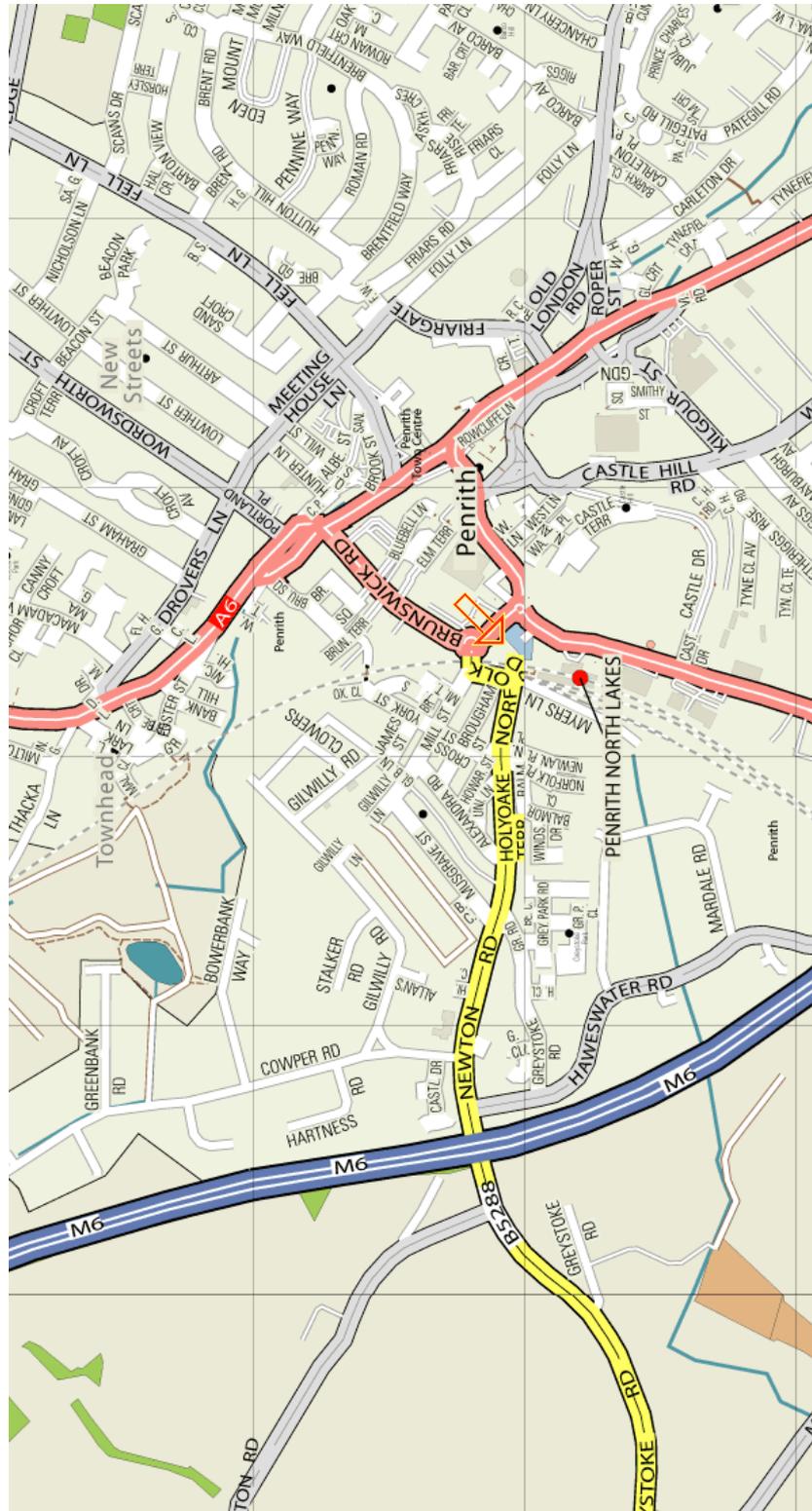
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