

TO LET



7 DEVONSHIRE STREET • PENRITH • CA11 7SR

CARIGIET
COWEN

Location

Penrith is a popular market town, conveniently positioned towards the centre of Cumbria lying to the east of the M6 motorway at junction 40. This junction allows access to the Lake District National Park by heading west along the A66 the popular Center Parcs and the Eden Valley areas are positioned along the A66 east towards Appleby and Brough.

7 Devonshire Street occupies a prime trading position in the heart of the town centre. The popular George Hotel lies immediately opposite as well as Natwest, Greggs and British Heart Foundation lying within the immediate vicinity.

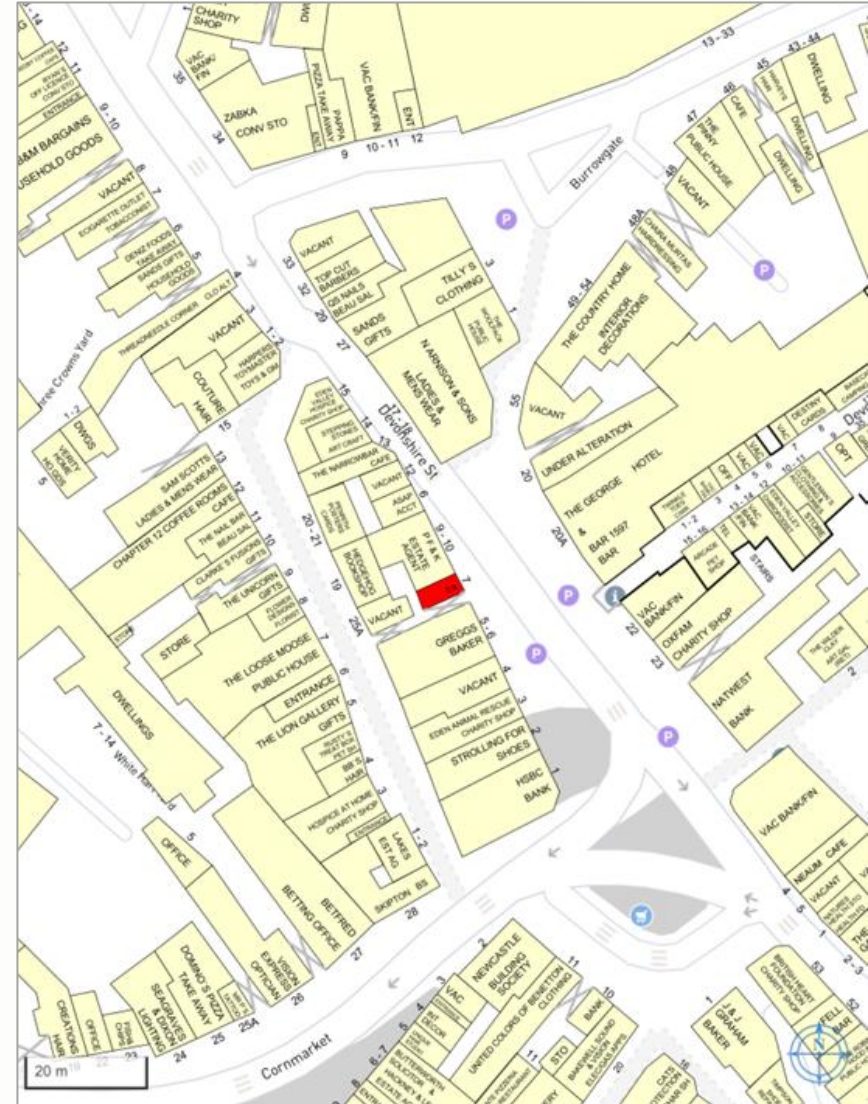
The location of the subject property is shown coloured red on the plan adjacent.

Description

7 Devonshire Street is a mid-terraced commercial unit. The building was most recently used as a hot food takeaway. The property comprises a ground floor commercial unit which benefits from pavement level access and good attractive window display frontages onto Devonshire Street. The space provides a rectangular unit, first floor ancillary area and basement.

At present, the unit is in full need of refurbishment.

Description	Area Sq M	Area Sq Ft
Ground Floor	20.9	225
First Floor	16	172
Basement		
Total	36.9	397



Lease Terms

Available **TO LET** by way of a new lease for a term of years to be agreed.

An attractive ingoing incentive package is available – subject to terms and covenant strength due to the current condition.

Services

The property is connected to mains water, drainage and electricity.

Business Rates

The Valuation Office Agency website describes the property as Shop and Premises with a 2026 List Rateable Value of £6,600. The Small Business Non-Domestic multiplier for the 2026/2027 rate year is 38.2p in the £.

***** 100% BUSINESS RATES RELIEF *****
Is attainable for qualifying occupiers

Energy Performance Certificate

The property benefits from an EPC showing an Energy Rating of E-117.

VAT

We understand VAT is not payable on the rent.

Costs

Both parties will bear their own legal and professional costs involved in the transaction. Subject to covenant strength, a rental deposit may be required.

Viewings

Strictly by appointment with the sole agent, Carigiet Cowen, via prior arrangement. For further information, please contact:

Ben Blain

T: 01228 635002

bblain@carigietcowen.co.uk

Amelia Harrison

T: 01228 635007

aharrison@carigietcowen.co.uk

