

An Attractive Town Centre Office Premises To Let  
25B Cornmarket, Penrith, Cumbria, CA11 7HS

Edwin  
Thompson



## 25B Cornmarket Penrith, Cumbria, CA11 7HS

Self-contained offices arranged over first and second floor accommodation.

Prominent location within the attractive and popular market town of Penrith.

Providing well appointed office space including large open plan and self-contained accommodation which lends itself to a variety of uses, subject to planning.

Approximate Net Internal Area of 167.03 sq m (1,798 sq ft).

Benefiting from 6 private car parking spaces.

To Let - £13,500 per annum exclusive.

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# To Let – An imposing Grade II Listed former Banking Hall

## Former Barclays Bank, 2-3 Market Square, Penrith, Cumbria, CA11 7AU

### LOCATION

The subject property occupies a prominent town centre location with direct access from Market Square, Devonshire Street and Great Dockray. There are a number of national and local retailers, cafes, food shops and professional users all within the immediate vicinity and Penrith train station is a short distance to the west via Castlegate. There are also a number of local pay and display car parks and disc zone areas to compliment the dedicated car parking to the rear of the offices.

Penrith is an attractive and affluent market town situated on the north east fringe of the Lake District National Park. 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).

Penrith has a resident population of approximately 16,700 (2021 Census) and is located within Eden District with a District population of over 54,955. 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 with direct services north to Carlisle and Glasgow and South to London Euston with a journey time of around 3 hours.

Cornmarket forms part of Penrith Town Centre and leads to the A592 Ullswater Road, connecting directly to the M6 Junction 40/A66 interchange, less than a mile away and also travel north connecting with Brunswick Road and to the north of Penrith town centre.

The attached goad plan shows the location of the premises (for identification purposes only).

### DESCRIPTION

The property provides an attractive sandstone built mid-terrace building with a pitched slate roof and sash windows. There is retail use at ground floor with the subject offices at first and part second floors which are accessed via a dedicated entrance to the side of the property.

Internally, the offices provide a range of suites, kitchen facility and WCs. The accommodation is predominantly carpeted throughout on timber floors (raised in parts), has painted plaster walls, strip fluorescent lighting/up lighting and electric storage heaters. The premises are networked with data cabling and electric points via both wall sockets and floor boxes in most areas which lead back to a dedicated server room.

Externally, there are 6 car parking spaces to the rear.

### ACCOMMODATION

It is understood that the premises provide the following approximate net internal measurements:

First and Second Floor	167.03m <sup>2</sup>	(1,798sq ft)
Total Approximate Net Internal Areas	167.03m <sup>2</sup>	(1,798sq ft)



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## SERVICES

It is understood that the property has mains supplies of electricity, water and is connected to the mains drainage and sewerage systems.

Prospective occupiers should make their own enquiries as to the services available for future use.

## LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a commencing rental of £13,500 per annum exclusive.

## RATEABLE VALUE

It is understood from the VOA website that the property has a Rateable Value of £14,750.

Prospective tenants should check the exact rates payable with Westmorland & Furness Council – Tel: 01539 733 333.

## VAT

All figures quoted are exclusive of VAT where applicable.

## LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of any lease documentation together with any VAT thereon.

## VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Joe Ellis – [j.ellis@edwin-thompson.co.uk](mailto:j.ellis@edwin-thompson.co.uk)

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