

TO LET



Commercial/Office/Retail/499 sq ft (46 sq m)/£5,000 per annum

4A Corney Square, Penrith

Cumbria, CA11 7PX

Walton Goodland

agency@walgoodland.com

01228 514199 (Carolyn Hardy/Will Riddell dealing)



FORMER GALLERY SPACE, IDEALLY SUITED TO SMALL RETAIL OR OFFICE USE

- FRONTING ONE WAY SYSTEM TO EDGE OF RETAIL CORE IN PENRITH TOWN CENTRE
- SUITABLE FOR ALTERNATIVE USES - SUBJECT TO NECESSARY CONSENTS

DESCRIPTION

Mid-terrace ground and first floor lock-up shop formally used as an art gallery.

LOCATION

The property is located fronting onto Corney Square in Penrith Town Centre adjacent to the main one way system at the edge of Middlegate. Adjoining occupiers include office and retail premises. Previously comprising art gallery the property is long established in a well known position.

ACCOMMODATION

The property comprises the following approximate areas:

Ground Floor

Retail – 223 sq ft (21 sq m)

Staff/Office – 65 sq ft (6 sq m)

Toilet – 1WC

Kitchen – Stainless steel single sink unit.

First Floor

Retail/Office – 211 sq ft (20 sq m)

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C62.

SERVICES

Mains electricity, water and drainage are connected to the property.

Tenants are responsible for the payment of all utilities.

RATEABLE VALUE

The property is currently rated with the adjacent property at 4 Corney Square. It would appear from the Valuation Office Rating that 4a accounts for approximately £2,448 of the combined rateable value.

The small business rates multiplier for 2025 is currently 49.9p in the pound.

It is recommended that prospective tenants make their own enquiries of the Valuation Office Agency at: www.voa.gov.uk.

From April 2017, if this is your only commercial property and the rateable value is below £12,000 you may be entitled to business rates relief, subject to status.

RENT

£5,000 per annum, exclusive of business rates, VAT and all other outgoing.

LEASE

A new lease for a term of years to be agreed on full repairing and insuring terms.

VAT

VAT is not payable in addition to the rent.

VIEWINGS

Walton Goodland act as agents for the Vendors of this property. No person in their employment has any authority to make any representations of warranty whatsoever in relation to this property. All information and measurement in these details are given in good faith, are approximate and whilst every effort has been made to ensure accuracy this cannot be guaranteed. These details do not form part of any contract.

All rent and premiums and purchase prices quoted herein are exclusive of VAT, which may be due. All offers made to Walton Goodland are to be made on that basis and where silent offers will be deemed to be net of VAT.

Please contact Walton Goodland on 01228 514199.

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agency@walgoodland.com www.walgoodland.com



Location: 4a Corney Square, Penrith



Date: 7 December 2017
Scale: 1:500@A4
Drawn by: MF/AD
Geocode: NY 351453, 530405

NOT TO SCALE

Energy performance certificate (EPC)

4A Corney Square
Penrith
CA11 7PX

Energy rating
C

Valid until: 9 May 2025

Certificate number: 1826-3323-5356-2957-3323

Property type: Retail/Financial and Professional Services
Total floor area: 62 square metres

Rules on letting this property

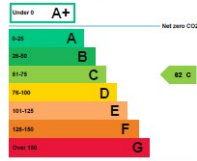
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

37 B

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