

Basement Shop / Salon



**3A LITTLE DOCKRAY
PENRITH
CUMBRIA CA11 7HL**

TO LET
MONTHLY RENT: £225 + vat

- Character basement shop or salon
- Floor area 25 sqm (266 sqft)
- Access via external stone stairs
- Situated on a pedestrianised street in the town centre
- Bustling edge of Lake District market town

Ref MA1385

Flusco House, Flusco
PENRITH
CUMBRIA CA11 0JA

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Location

Penrith is a market town, situated just to the north-east of the Lake District National Park, with a population of around 15,000. Traditionally a farming area, the town also has local and regional businesses and tourist trade throughout the year. It is at J40 of the M6, which links with the west-east A66 trunk road, and 20 miles south of Carlisle and has a railway station on the West Coast Main Line. Local facilities include two secondary schools, a range of independent shops, pubs, cafes, a leisure centre and auction mart. Major retailers in the town include Argos, Peacocks, B&M, B&Q, Boots, Booths, Sainsburys, WH Smiths, Morrisons, Aldi and M&S Foodhall. The property is situated on Little Dockray, a pedestrianised shopping street in the town centre.

Description and Accommodation

Basement shop or salon with its own external stone stair access to the front and plenty of character with exposed stone walls.

The space is divided into four areas including a small kitchen with sink unit and a WC.

Floor Area **24.7 sqm (266 sqft)**

All references to areas and dimensions are deemed to be approximate.

Services

We are advised that mains water, electricity and drainage are connected to the property. No warranty is given regarding the working order of any appliances or services referred to in these particulars.

Rates

Description in list:	Shop & premises
Rateable Value:	£2,150

The property qualifies for 100% small business rates relief.

Energy Performance Certificate

Energy Rating: C.

A copy of the EPC is available on our website.

Tenure

The property is offered on a new year lease for a term to be agreed. The tenant will be responsible for maintenance and repairs and outgoings including the buildings insurance premium which is arranged by the landlord. The lease will be outside the renewal provisions of the Landlord and Tenant Act 1954.

Fixtures & Fittings

Any items in the nature of fixtures and fittings not referred to in these particulars are excluded.

Planning

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority, Westmorland & Furness Council.

Vat & Stamp Duty

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp duty is liable at the prevailing rates.

Finance

If you require financial assistance, we can refer you to a local professional who can advise on sources of finance and prepare a business plan which most lenders now require.

Legal Costs

The ingoing tenant will be expected to pay the landlord's reasonable legal costs in connection with the lease.

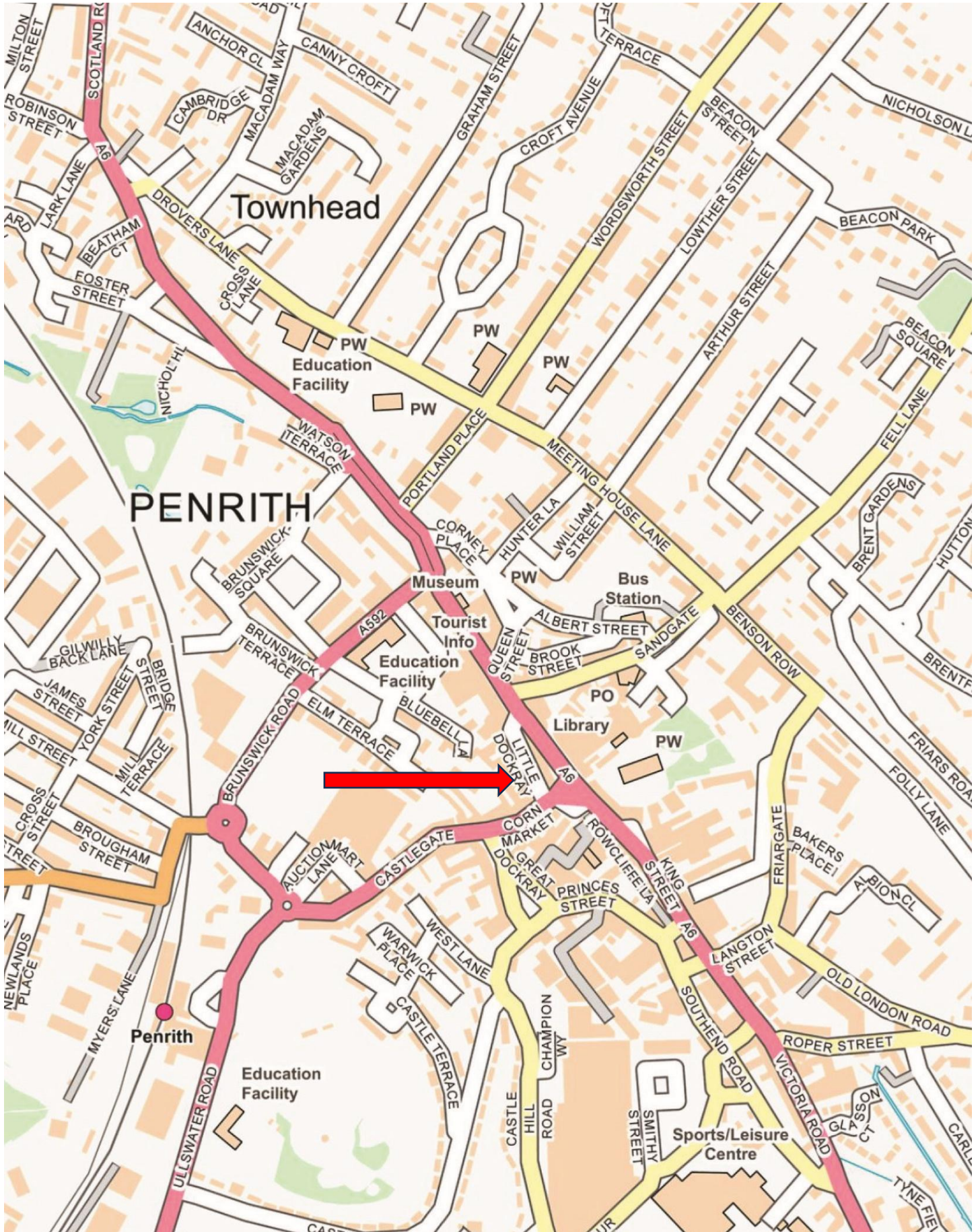
Money Laundering Legislation

Estate Agents are obliged to obtain evidence of identity and proof of address of buyers and tenants to comply with Anti-Money Laundering Legislation, prior to acceptance of an offer.

Viewing

Strictly by appointment with the sole agents, Mere Commercial. Tel. 017684 83498. E-mail. info@merecommercial.co.uk Date 29/01/2025





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