

TO LET Mixed Use Scheme

New Squares
Penrith, CA11 7FG

Key information

- ❑ Prominent location
- ❑ National occupiers
- ❑ Planning Use Class E
- ❑ Units ranging from 1,128 sq ft to 1,966 sq ft

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**Carigiet
Cowen**

Sainsbury's



Location

Penrith is a market town with a wide rural catchment and a population of 136,537 people within a 30 minute drive time.

The New Squares development is comprised of 21 retail units, residential dwellings and a 60 bed hotel.

The scheme is anchored by a 55,000 sq ft Sainsburys Food Store, this benefits from a multi storey car park which offers 3 hours free parking.

Current tenants include **O2, Sports Direct, Boots, Loungers Café Bar and Sainsbury's.**

Availability

There are 6 remaining units within the New Squares development with the following areas and quoting rent:-

Unit	Size	Rent	Service Charge
I	1,966 sq ft	£29,500	£7,042.77
H1	1,847 sq ft (Ground) 1,748 sq ft (First)	£30,500	£11,116.22
J1	1,341 sq ft	£20,000	£5,173.93
J4	1,128 sq ft	£16,500	£4,369.23
K1	1,491 sq ft	£21,000	£5,760.82
L1	1,868 sq ft	£35,500	£7,884.44

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Terms

Properties are available on new leases with terms to be agreed.

All leases are to be outside the security provisions of the Landlord and Tenant Act 1954.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Interested parties should carry out their own due diligence in this regard.



Business Rates & EPC

We understand that the property is assessed as follows:-

Unit	Business Rates	Rates Payable	EPC
I	£26,500	£13,223.50	D (80)
H1	£24,750	£12,350.25	C (69)
J1	£14,750	£7,360.25	D (82)
J4	£13,500	£6,736.50	D (80)
K1	£15,000	£7,485	D (77)
L1	£30,250	£15,095	B (45)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

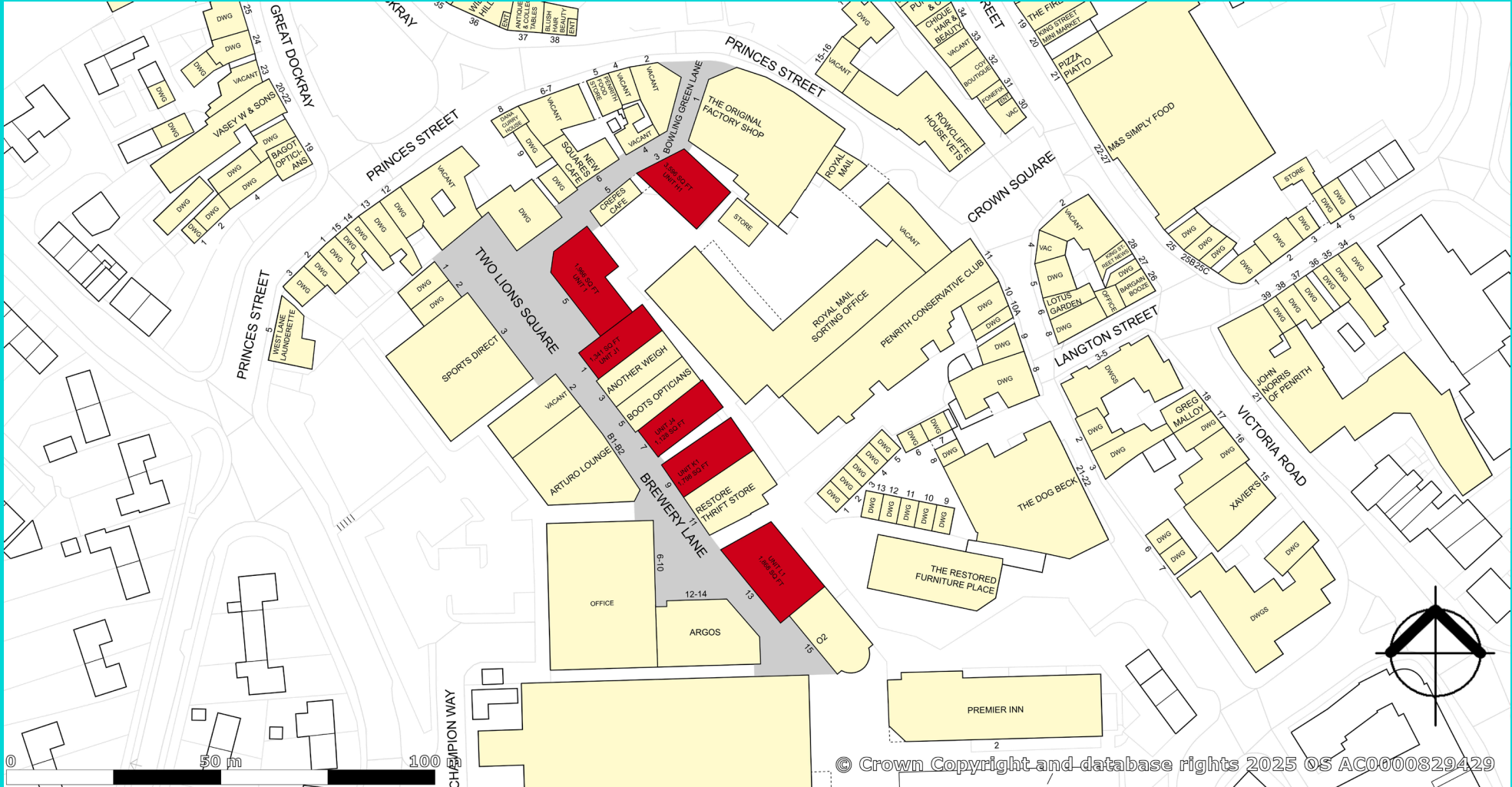
Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)





About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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