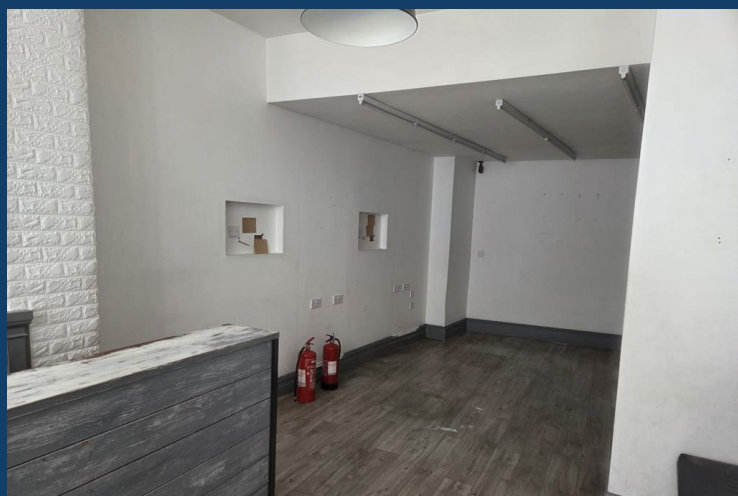


TO LET
52.3 Sq M



4 LITTLE DOCKRAY, PENRITH, CUMBRIA, CA11 7HL

- Retail Shop located in the centre of Penrith
- Many local transport networks
- High levels of foot traffic

DGRE

4 LITTLE DOCKRAY, PENRITH, CUMBRIA, CA11 7HL

The property consists of a retail shop to let on Little Dockray in Penrith, which is a pedestrianised street with high levels of foot traffic.

Location

The property is situated on Little Dockray, a pedestrianised shopping street in the town centre. Penrith is a market town, situated just to the north-east of the Lake District National Park, with a population of around 17,500.

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, Morrisons, and M&S.

Accommodation

The property comprises a ground floor retail premises to let that has most recently been operated as a barbers.

The property features a spacious main front room ideal for retail trading, as it benefits from good visibility and a practical layout.

To the rear of the unit are two useful storage rooms, offering plenty of space for equipment, or general business use. The property also includes staff toilet facilities, which provides added convenience.

	Sq M	Sq Ft
Main Retail Room	33.3	358.44
Storage Room 1	6.2	66.74
Storage Room 2	10.1	108.72
Staff W/C	2.7	29.06
TOTAL	52.3	562.96

Tenure

Repairing and Insuring terms to be agreed.
Term of years to be agreed.

Services

We understand the property has an electricity and water supply.

Legal Costs

The tenant is liable to pay the solicitor fee.

Additional Information

Rent

£11,000 Per Annum

EPC

No EPC information found. We are advised that the client has instructed a new EPC.

Viewing

Strictly through DGRE
Contact Niall Deas / Georgia Atkinson
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DGRE Agency

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