

PFK

25 Little Dockray, Penrith, Cumbria CA11 7HL

Rent per annum: £8,000





LOCATION

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). The property itself is positioned in the heart of Little Dockray within the prime retailing pitch of Penrith town centre with direct access from Market Square. There is a variety of national and local retailers, cafes and food shops all within the immediate vicinity. There are also numerous local pay and display car parks and disc zone areas.

PROPERTY DESCRIPTION

25 Little Dockray offers retail/office premises, over three three floors, situated within a popular, pedestrianised retail area in Penrith.

On the ground floor, the property has an attractive glazed bow window to the front, with access into the property via a passageway which links Devonshire street to Little Dockray.

There are three separate office/retail spaces, one on each floor, with a WC and kitchenette conveniently positioned on the first floor.

GROUND FLOOR

Room 1

4.23m x 3.82m (13' 11" x 12' 6") Large, bow shaped, window at the front and access door to side leading into passageway connecting Devonshire Street and Little dockray. Understairs storage cupboard and stairs to first floor.

FIRST FLOOR

Room 2

3.05m x 4.94m (10' 0" x 16' 2") Built in storage and two, front aspect windows.

Kitchenette

1.26m x 1.69m (4' 2" x 5' 7") Base cupboard with complimentary, laminate work surface and stainless steel sink and drainage board with mixer tap.

WC

Fitted with WC and wash hand basin. Rear aspect window.

SECOND FLOOR

Room 3

4.94m x 5.81m (16' 2" x 19' 1") Large open space with two, front aspect windows.

ADDITIONAL INFORMATION

Planning

Prospective tenants should satisfy themselves that their proposed use complies with all planning regulations by making enquiries with the local planning authority.

Fixtures & Fittings

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

Rates

Description in list: Shop and Premises

Rateable Value: £4,250.00

Note: this is the rateable value for the property; it is not the amount payable as business rates. The local council uses the rateable value to calculate the business rates bill and we advise prospective tenants to make their own inquiries regarding the actual rating liability.

Management

Management: this property is owned and managed by PFK.

Energy Performance Rating

Certificate rating - Band D.

Tenure

The property is offered on a new lease with the tenants responsible for all non-structural repairs and the buildings insurance premium. The prospective tenants and the proposed use will need to be approved by the Landlord.

Legal Costs

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

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. All figures quoted are inclusive of VAT. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; A Refundable Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device charged at cost; Variation or Novation of Contract: £50.00; Early Termination/Surrender: if a tenant wishes to leave early before the tenancy end date, a charge for an early termination can be made. This will not exceed the financial loss the landlord will suffer. (these charges could cover the outstanding rent and marketing costs) As per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are still responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement: a fee that is chargeable if the tenant breaches the contract, for such as replacement of keys, late rent payments, damage to property. All figures quoted are inclusive of VAT.

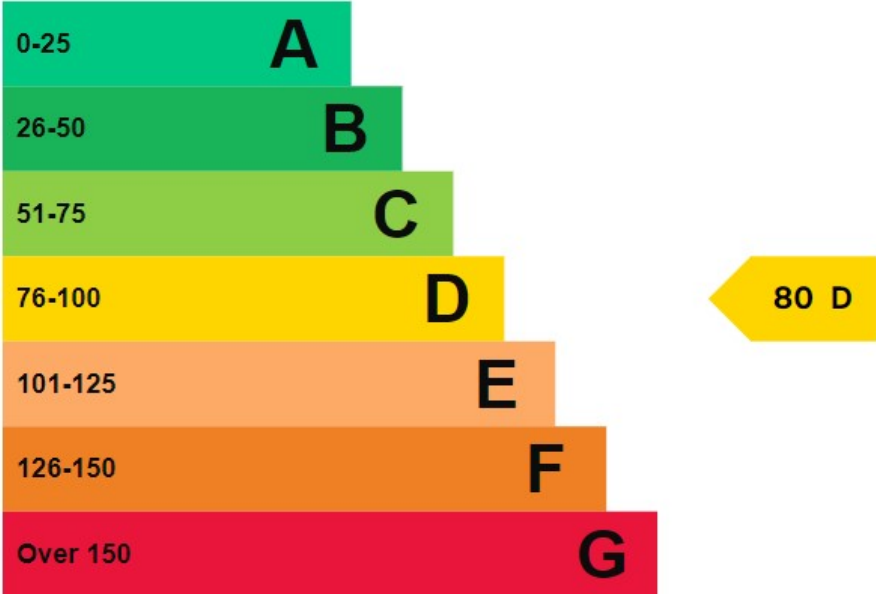
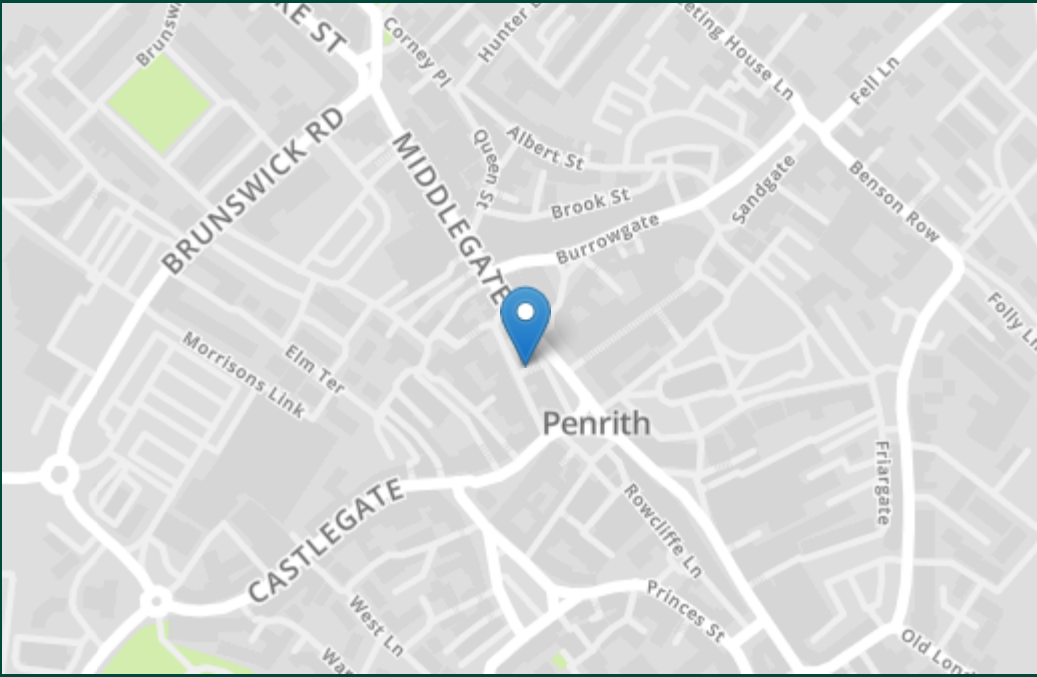
LETTING DETAILS

Services: mains water, electricity and drainage. Electric heaters installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.


Directions: On foot from the PFK office - turn left and bear immediately left at the corner on to Little Dockray. The premises are situated a short distance along on the left hand side.





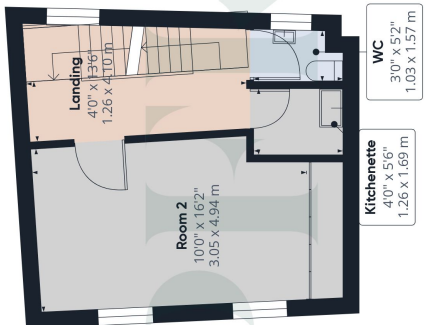
Properties get a rating from A+ (best) to G (worst) and a score.

9-10, Devonshire Street, Penrith, CA11 7SS 01768 862135 penrith@pfk.co.uk



Approximate total area⁽¹⁾

826.02 ft²
76.74 m²

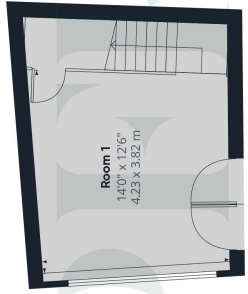


Floor 1

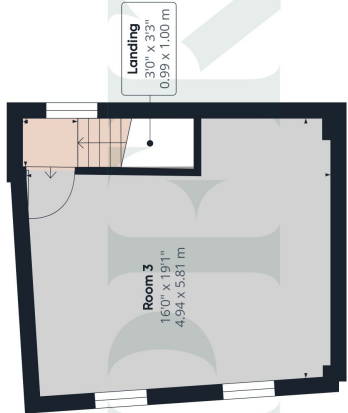
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 2