

TO LET

394 - 448 Sq Ft



DEVONSHIRE ARCADE, DEVONSHIRE STREET, PENRITH, CA11 7SX

- Retail units to let
- Busy shopping location within the town centre
- High footfall
- Traditional shop frontage
- Available on flexible terms

DGRE

DEVONSHIRE ARCADE, DEVONSHIRE STREET, PENRITH, CUMBRIA, CA11 7SX

The retail units are situated on the ground floor of Devonshire Arcade, a charming Victorian-era covered shopping arcade of over 20 independent retailers. The arcade's central location, connecting Devonshire Street with St. Andrew's Churchyard and situated adjacent to the Penrith Library, contributes to its accessibility and steady stream of visitors. The units are available with immediate effect on flexible terms.

Location

Penrith is a historic market town located in the Eden Valley in Cumbria, North West England. The town offers connectivity to highway networks, being positioned just off the M6 motorway at Junction 40 and intersected by the A66 and A6 - allowing for excellent road access to other regional centres such as Carlisle, Keswick and Kendal. Penrith railway station provides direct services to Glasgow, London and Manchester.

The town is situated close to the Lake District National Park, providing stunning natural landscapes whilst still benefitting from modern infrastructure. It serves as a key commercial and service hub for the wider Eden District, drawing residents from rural communities and tourists alike.

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.

Accommodation

	Sq Ft	Sq M
Unit 3	126	11.71
Unit 4/5	254	23.6
Unit 13/14	394	36.6
Unit 6	123	11.43
Unit 21	448	41.62
Unit 7	160	14.86
Unit 31	378	35.12
TOTAL	448	41.62

VAT

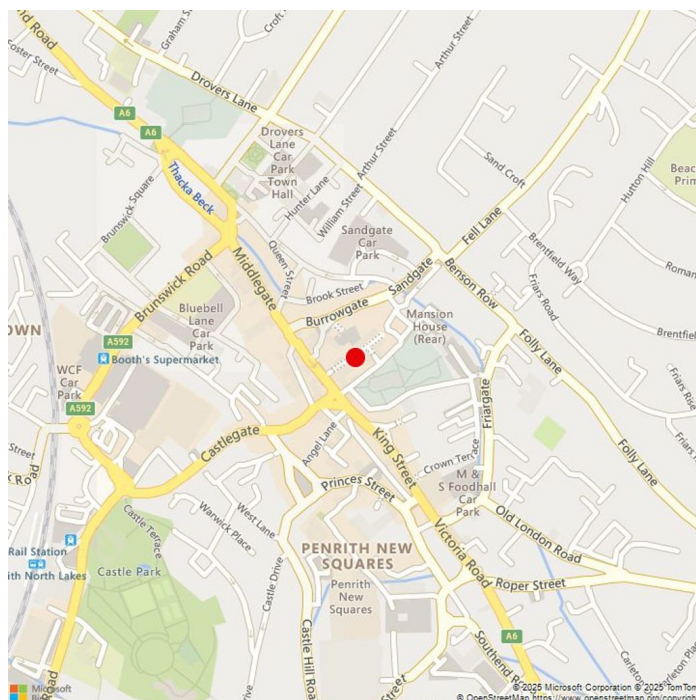
We understand that the properties are elected for VAT.

Planning Information

We understand that the units benefit from E Class planning consent, however prospective purchasers or tenants should satisfy themselves that the proposed use complies with all planning regulations by making enquires with the local planning authority.

Business Rates

We understand that the units all qualify for full rate relief.



Additional Information

Rent

£5,000 - £10,000 Per Annum

EPC

Unit 13/14 has an EPC rating of C. The EPC certificate, number 9381-7350-0943-1949-9356, expires 18 April 2033.

Unit 21 has an EPC rating of C. The EPC certificate, number 4837-3230-1136-6406-4579, expires 18 April 2033.

Viewing

Strictly by appointment through DGRE.

DGRE Agency Admin

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