



# Prime Retail Opportunity - To Let

## TERMS

The property is available by way of a new lease

## RENT

£60,000 pa

## FLOOR AREAS

Ground Floor  
First Floor

## SQ FT / SQ M

2,900 / 269  
1,600 / 149

## RATEABLE VALUE

£42,750 (2023 – Present)

## VAT

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

## SERVICE CHARGE

£8,051.63

## SUBJECT TO

CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

## Penrith – 8 Angel Square, CA11 7BT

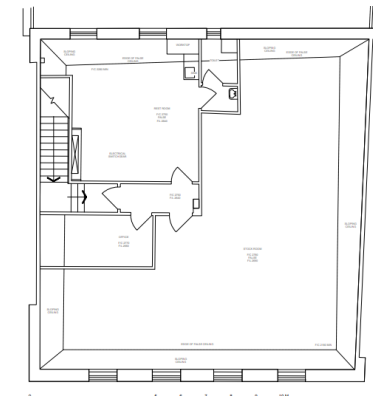
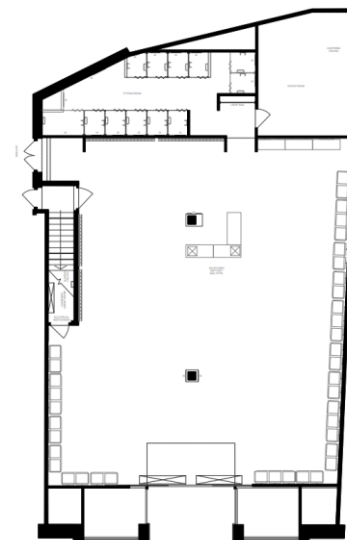
- Well positioned retail property in Penrith Town Centre
- Penrith is an affluent market town on the edge of the Lake District
- High footfall location with ample on-street parking supply in the town



JACKSON  
CRISS



[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)  
4th Floor  
32 Brook Street  
London W1K 5DL  
+44(0)207 637 7100



Adam Rawcliffe  
07968 474 988  
[arawcliffe@jacksoncriss.co.uk](mailto:arawcliffe@jacksoncriss.co.uk)

Joe Laskey  
07780 198 734  
[jlasky@jacksoncriss.co.uk](mailto:jlasky@jacksoncriss.co.uk)