

Lot 49, B&M, 9-10 Middlegate, Penrith,

Cumbria CA11 7PG

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to B&M Retail Limited on a new 5 year lease (no breaks)
- Tenant in occupation for over 10 years
- Substantial shop of approx. 1,636.00 sq m (17,609 sq ft)
- Recently rebased rent (previously £75,500 pa)
- Benefits from rear access via Bluebell Lane
- Nearby occupiers include Peacocks, Greggs, Alhambra Cinema, Penrith Tourist Centre and a mix of local retailers, cafes and restaurants

Lot

49

Auction

30th October 2025

Rent

£50,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

20 miles south of Carlisle, 49 miles north of Lancaster

Roads

M6, A6, A592

Rail

Penrith Railway Station

Air

Newcastle Airport

Situation

The property is located within Penrith town centre on the south side of the busy Middlegate. Nearby occupiers include Peacocks, Greggs, Alhambra Cinema, Penrith Tourist Centre and a mix of local retailers, cafes and restaurants.

Tenure

Freehold.

EPC

The EPC is available to view online in the solicitor's legal pack.

Description

The property comprises a substantial and prominent two storey building, providing ground floor retail and first floor ancillary accommodation. The property benefits from rear access via Bluebell Lane as well as being 50 metres from the Bluebell Lane public car park.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x
Ground/First	Retail	1,636.00 sq m	(17,610 sq ft)	B&M RETAIL LIMITED t/a B&M (1)	5 years from 18/07/2025	£50,000 (2)
Total		1,636.00 sq m	(17,610 sq ft)			£50,000

(1) B&M is a publicly traded multinational variety store operating from 912 stores in the UK and France (www.bandmretail.com). For the year ending 29/03/2025 B&M Retail Limited reported a Turnover of £4,489,000,000, a Pre-Tax Profit of £448,000,000 and a Shareholders Funds of £631,000,000 (NorthRow).

(2) The lease provides for a 6 month rent free period until 17/01/2026, the Seller will 'top-up' the rent from completion of the sale until the end of the rent free period.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024