

**Highly prominent retail premises available to Let in
prime tourist destination
Split into 2 x units considered**

**32-34 Station Street
Keswick
Cumbria
CA12 5HF**



**Prominent retail/office/café unit to let close to WH Smith,
Cumberland, White Stuff, Barnardo's, Cumbrian Cottages and
a range of independent traders**

Keswick is one of the main tourist destinations within the Lake District National Park, which since 2017 has been inscribed as a World Heritage Site. Keswick is the main tourist destination for North Lakes, and benefits from a significant influx of tourists throughout the year, and benefits from 7-day trading. The increase in staycations has seen visitor numbers to the Lake District National Park increase substantially, and Keswick is very popular with holiday makers, day trippers, climbers, walkers, mountain bikers and outdoor enthusiasts. The town is approximately 16 miles north of Ambleside, 18 miles west of Penrith, 17 miles from access to the M6 motorway at junction 40, and 20 miles north of Windermere.



Location

The property occupies a highly prominent location as shown on the enclosed street trader's plan. The property is close to Cumbrian Cottages, WH Smith, Cumberland Building Society, White Stuff, Costa Coffee and a range of good quality independent traders on Station Street, St John's Street and Main Street. On street car parking is permitted immediately outside the subject property.

Description

The property comprises effectively two retail units, having most recently been in use as part retail and part office accommodation, and therefore suitable for retail, office, showroom or café/tea room (subject to any consents being received). The property is arranged over ground and first floors, and there are two distinct sales areas at ground floor level (linked by a door) with office accommodation at first floor. There is rear access to the premises and a small rear yard. Our client is seeking a tenant for the whole of the premises but would consider letting the two shops independently and further information is available on request.

Accommodation

The property offers the following accommodation:-

Nº 32 Station Street

| | | |
|--------------------------------|-------------------|--------------------|
| Internal width | 5.24 m | |
| Shop depth | 8.70m | |
| Built depth | 10.98 m | |
| Front sales area | 29.33 sq m | (326 sq ft) |
| Rear sales area | 16.29 sq m | (175 sq ft) |
| Total sales area | 46.12 sq m | (501 sq ft) |
| Ground floor store | 2.18 sq m | (23 sq ft) |
| Kitchen | 8.30 sq m | (91 sq ft) |
| Stock | 9.57 sq m | (103 sq ft) |
| Total Ground Floor | 66.17 sq m | (718 sq ft) |
| First floor – Office | 25.95 sq m | (279 sq ft) |
| TOTAL NET INTERNAL AREA | 92.12 sq m | (997 sq ft) |

Nº 34 Station Street

| | | |
|--------------------------------|-------------------|--------------------|
| Internal width | 6.21 m | |
| Shop depth | 5.16 m | |
| Ground floor sales | 32.36 sq m | (348 sq ft) |
| First floor office | 27.9 sq m | (300 sq ft) |
| TOTAL NET INTERNAL AREA | 60.26 sq m | (648 sq ft) |

Both properties

| | | |
|--------------------------------|--------------------|---------------------|
| Ground floor sales area | 78.48 sq m | (849 sq ft) |
| Ground floor ancillary | 20.05 sq m | (217 sq ft) |
| First floor office | 53.85 sq m | (579 sq ft) |
| TOTAL NET INTERNAL AREA | 152.38 sq m | (1645 sq ft) |

Outside – small rear yard area

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Terms

The property is available to let on the basis of a new 5-year full repairing and insuring lease, or longer subject to 5-yearly rent reviews.

Rent

The property is available to let overall at a rental of £25,000 per annum.

Rentals for No.32 Station Street and No.34 Station Street are available on request.

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £21,250
UBR – 49.9p (2021/2022)

Applicants are advised to make their own enquiries of the local rating authority.

NB. If the property was split, it is likely that each rating assessment would fall below the small business rate relief threshold meaning that qualifying occupiers would pay zero business rates under the current regime

Energy Performance Certificate

The property is assessed as D-80.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity



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