

PRIME TOURIST RETAIL OPPORTUNITY
LAKE DISTRICT NATIONAL PARK – UNESCO WORLD HERITAGE SITE
GROUND FLOOR SHOP TO LET ON A NEW LEASE

18 Station Street
Keswick
Cumbria
CA12 5HF



Prime location close to Costa, White Stuff, Packhorse Yard, Greggs, Cumberland and a range of strong independent traders, restaurants and leisure premises

Keswick is a prime tourist destination situated in the northern area of the Lake District National Park which is one of the UK's most visited tourist destinations. The Lake District National Park was escribed as a UNESCO World Heritage Site in July 2017 and is consistently one of the busiest locations within the Lake District popular with hill walkers, day-trippers, mountaineers, climbers, cyclists and outdoor enthusiasts. Latest figures from the Lake District National Park Authority reveal that in 2022 visitor numbers to the Lake District National Park exceeded 15.8 million people with total expenditure in excess of £925m.



Location

The subject property shown for identification purposes on the enclosed street traders plan occupies a highly prominent location on Station Street close to occupiers such as White Stuff, Costa Coffee, Greggs, Cumberland, Packhorse Yard shopping centre and a range of strong independent retailers, restaurants and leisure users. Keswick benefits from a 12-month a year season and genuine 7-day trading with significant visitors throughout the year.

Description

The property comprises a ground floor lock-up shop most recently used as a holiday letting agency, and therefore suitable for office, retail, or café/tearoom within Class E of the Use Classes Order.

Accommodation

The property offers the following accommodation:-

Internal width	4.42 m	(14ft 4 inches)
Shop depth	8.11 m	(26ft 4 inches)
Ground floor sales area	41.0 sq m	(440 sq ft)
Staff/wc	7.5 sq m	(81 sq ft)
Total NIA	47.5 sq m	(521 sq ft)

Services

We are advised that mains water, mains drainage, mains electricity and mains gas are connected to the premises.

Terms

The property is available to let for a term of 5 years or longer, subject to 5-yearly rent reviews.

Rent

A commencing rental of £22,000 per annum exclusive, payable quarterly in advance.

Rating Assessment

We are advised that the property is assessed for rates with effect from 1 April 2023 as follows: -

Rateable value £13,250
UBR – 49.9p (2023/2024)

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

Energy Performance Certificate

The property has an energy performance asset rating of '61-C'.

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

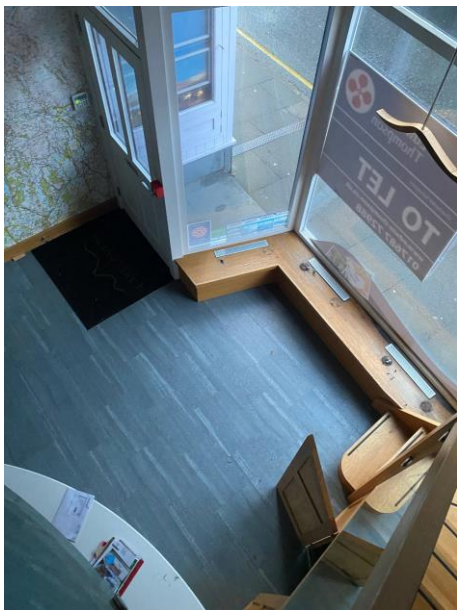
Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

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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Experian Goad Plan Created: 09/02/2023
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