TO LET – KESWICK TWO SHOP
AREAS WITH ANCILLARY ABOVE

Peill&Co
01539 888 000



32-34 Station Street
Keswick
Cumbria
CA12 5HF

- Highly prominent retail premises in prime tourist destination
- On-street car parking permitted immediately outside the property
- Rear access and a small rear yard
- 2 ground floor retail units with ancillary accommodation above
- Class E consent





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Location

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.

Situation

The property occupies a highly prominent location as shown on the enclosed street trader's plan. The property is close to Cumbrian Cottages, Greggs, 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 permitting the sub-letting one of the shops independently and further information is available on request.





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Accommodation

32 Station Street	GF 66.17 sq m	(718 sq ft)
	FF 25.95 sq m	(279 sq ft)
34 Station Street	GF 32.36 sq m	(348 sq ft)
	FF 27.19 sq m	(300 sq ft)
Total NIA	**152.38 sq m**	**(1,645 sq ft)**

Services

All mains services are available to the property. A gas boiler provides central heating

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

£27,500 per annum exclusive

Rating Assessment

The property is assessed for rates at £23,500. If one of the shops is sub-let and rating assessment split, it is likely that each shop would benefit from small business rate relief.

Energy Performance

The property is assessed as 80-D

VAT

The property is not currently rated for VAT



Legal Costs

Each party to be responsible for their own legal fees incurred in any transaction.

Anti-Money Laundering (AML)

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.

Further details and viewing

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

Chartered Surveyors, Commercial Property & Development Consultants
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Our professional commercial property services cover:

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Expert Witness
Investment
Lease Advisory
Private Client
Property Management
Real Estate Recovery

For more information of any of our services please contact Simon Adams FRICS on 01539 888 000 or by email to simon@peill.com.

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November 2026.

Peill&Co

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