

TO LET

Carigiet
Cowen

THE MOOT HALL

MARKET SQUARE, KESWICK, CUMBRIA, CA12 5BJ



PRIME TOWN CENTRE LOCATION

* OFFICE, RETAIL AND PUBLIC SECTOR USES FOR COMMUNITY PURPOSES CONSIDERED *

* STRONG FOOTFALL ALL YEAR ROUND *

* HISTORIC GRADE II LISTED KESWICK BUILDING *

* DDA ACCESS AND PASSENGER LIFT *



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www.carigietcowen.co.uk

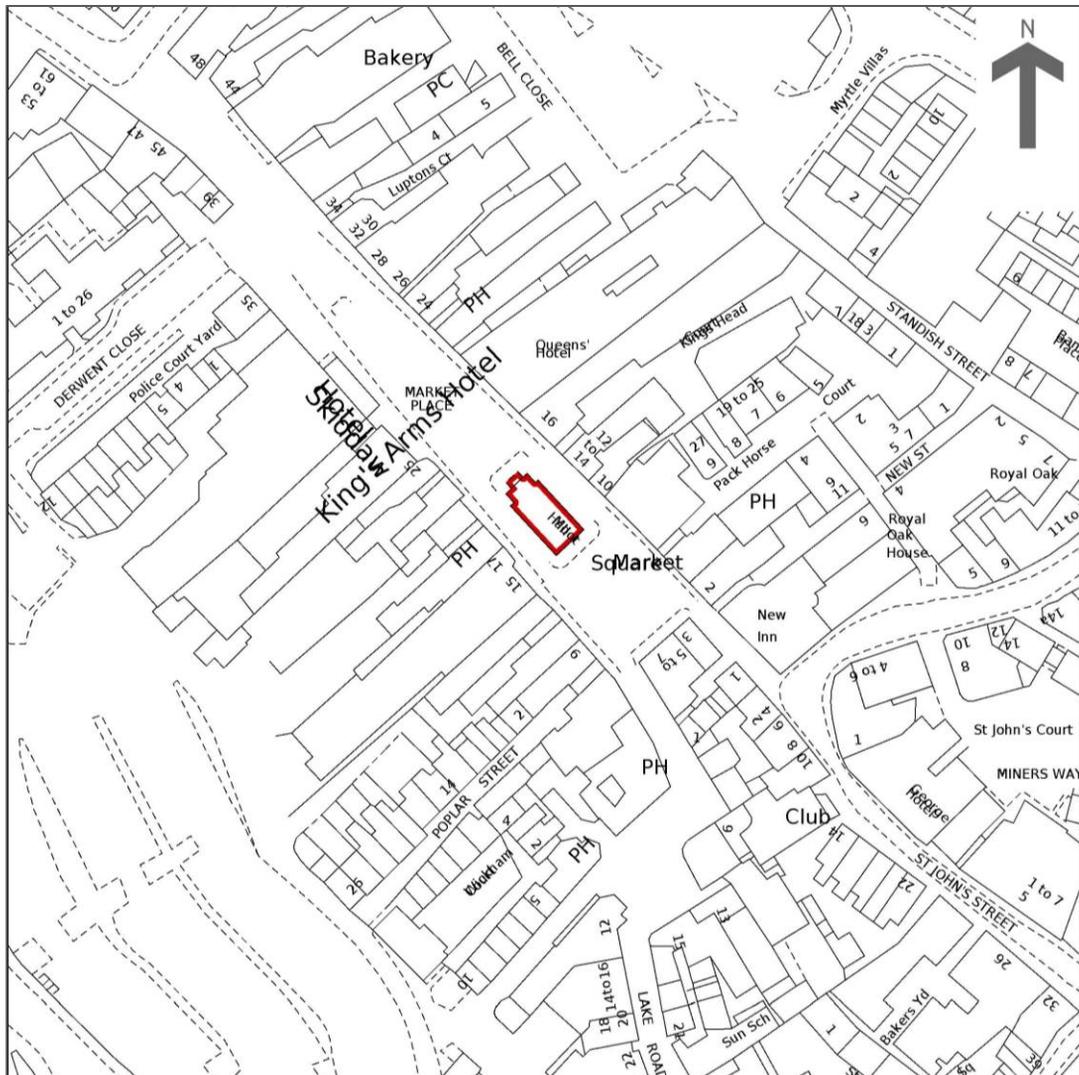


LOCATION

Keswick is one of the largest and main Lake District towns, drawing in visitors most of the year round. Whilst some of the Lake District towns are only bustling during the summer months, Keswick's sectors tend to trade well most of the year.

The town benefits from good transport links via the A66 trunk road, linking it with Penrith to the east at Junction 40 of the M6 motorway, and the towns of Cockermouth and Workington to the west. Market Square in Keswick is the prime retail trading area and offers a good shopping destination where multiple national retailers can be found. In addition, there is a range of strong independent retailers, particularly selling outdoor wear clothing and various café/restaurant operators.

The subject property is positioned at the centre of the town and close to the principal car park. Nearby occupiers include Sea Salt, Cotswold Outdoor, Mountain Warehouse, Weird Fish, The Round, and The King's Arms Hotel. This is a popular section of the town for visitors parking and exploring the surrounding fells and the popular Keswick to Threlkeld walk. The building provides the start and finish point for the famous Bob Graham Round run.

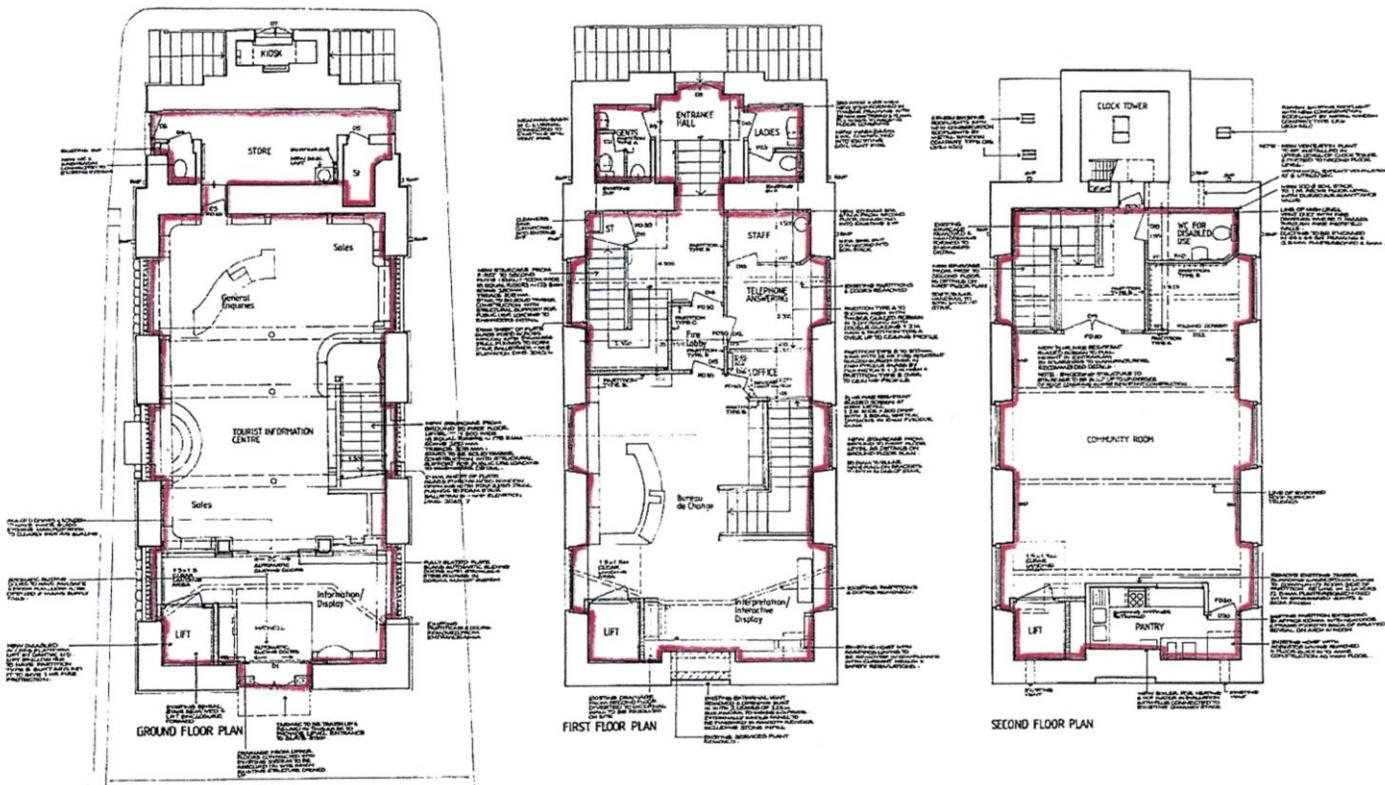


DESCRIPTION

The Moot Hall is a Grade II-listed building that was built in 1813. It is a detached three-storey traditional stone building with a pitched slate roof and a clock tower, which was refurbished in 2017. Internally, the ground floor offers an open plan sales area with storage at the rear. The first floor comprises a further sales area with offices and storage, accessed via an internal open staircase and a lift to the front. The rear of the property can be accessed via an external staircase and a separate entrance. The second floor, also with staircase and lift access, provides a community room/meeting room space, with a kitchen, WC and storage facilities.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor		
Sales Area	78.31	843
Store	9.68	104
First Floor		
Sales	28.29	305
Offices	20.98	226
Second Floor		
Offices	58.03	625
Total Net Internal Area	195.29	2,102



SERVICES

We understand mains water, gas, electricity, and drainage are connected to the property. There is a gas-fired underfloor heating system installed within the property, which is supplemented by a number of electric storage heaters.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £17,750. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D-93.



LEASE TERMS AND RENT

The property will be available to let as a whole on a new internal repairing and insuring lease for a term of years to be agreed from 1st April 2026 at a rent of **£4,000 per calendar month exclusive**. Consideration would be given to an under-letting of part of the property, subject to agreement on suitable terms. The contractual expiry date of the current lease to the Lake District National Park Authority is 31 March 2026.

COSTS

Each party shall meet their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit or some other form of security against the lease may be required.

VAT

VAT will be payable on the rent and any other outgoings.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

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7850/BB



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