

TO LET

Various Uses – Subject to Planning

**Carigiet
Cowen**

24 MAIN STREET, KESWICK, CA12 5JD



PROMINENT LAKE DISTRICT TOWN
PRIME RETAIL UNIT
NEW LEASE AVAILABLE

TO LET - £34,500 per annum

AVAILABLE FROM FEBRUARY 2026



01228 544733

www.carigietcowen.co.uk



LOCATION

Keswick is one of the largest and main towns in the Lake District, drawing in visitors throughout the year. 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. Main Street in Keswick is the prime shopping destination, offering a variety of national retailers. In addition, there is a range of strong, independent retailers, particularly those selling outdoor wear clothing, as well as various café/restaurant operators.

The subject property is positioned centrally within the pedestrianised section of Keswick's town centre. Nearby occupiers include Joules, Temple Sports, Cotswold, Seasalt, Bryson's, Boots, Inn On the Square, The Moot Hall Tourist Information Office, The Round, The Kings Arms Hotel, and The Golden Lion and other national and private independent retailers.

Various car parks are positioned close by to Main Street. The location of the subject property is shown circled red below.



DESCRIPTION

24 Main Street is a three-storey mid terraced property of traditional Lakeland stone construction under a picked slate roof. The ground floor is open-plan retail accommodation to the front with internal storage, an office and kitchen towards the rear. A central integral staircase provides access to the first floor, which comprises an office, internal storage rooms, and staff toilets. Further ancillary storage is provided on the second floor.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor Sales ITZA	36.51	(393)
Net Sales Area	49.14	(529)
Ground floor Rear Stores	23.08	(248)
First Floor Ancillary	37.90	(408)
Second Floor Ancillary	40.88	(440)
Total	187.51	(2,018)

SERVICES

We understand mains water, electricity and drainage are connected to the property.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £26,000. 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 (94).



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KESWICK, CA12 5JD

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LEASE TERMS AND RENT

Available TO LET on a new full repairing and insuring lease from February 2026 at a rent of **£34,500 per annum exclusive**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required to be lodged upon completion as part of any new lease.

VAT

No VAT is payable on the rent.

VIEWINGS

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

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