

TO LET

Suitable for Various Commercial Uses

**Carigiet
Cowen**

**GROUND FLOOR UNIT, 80 MAIN STREET
KESWICK, CUMBRIA, CA12 5DX**



STRONG LAKE DISTRICT TRADING LOCATION

*** NO VAT PAYABLE ON RENT ***

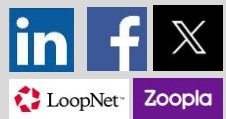
*** 100% BUSINESS RATES RELIEF ATTAINABLE ***

*** KESWICK TOWN CENTRE LOCATION ***



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www.carigietcowen.co.uk



OPPORTUNITY HIGHLIGHTS

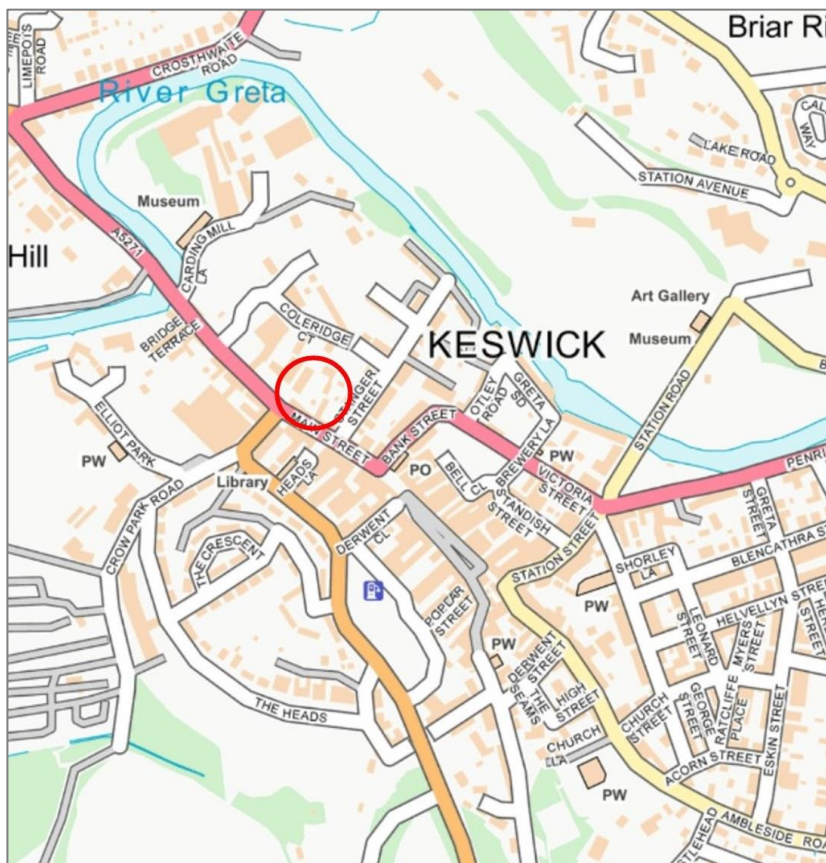
- 100% Business Rates Relief Attainable
- Ideal Starter or Small Business Unit
- No VAT Payable

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. Main Street in Keswick is the prime street 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 northern end of the town and lies immediately off the town's mini roundabout and close to the recently developed Premier Inn Hotel, Booths and Co-op. Nearby occupiers include Whinlatter Bikes, Trespass, Bookends, Golden Hills Chinese, a Thai restaurant and the recently opened Crew Clothing. In addition, various car parks are situated nearby, as well as numerous other private retailers. This is a popular section of the town for visitors parking and exploring the surrounding fells and the popular Keswick to Threlkeld walk.



DESCRIPTION

80 Main Street comprises a mid-terrace, self-contained ground-floor commercial unit with a rectangular layout and prominent window frontage onto Main Street. Internally, the space offers an open-plan sales area, with a WC positioned at the rear. The property benefits from DDA-compliant, pavement-level access.

ACCOMMODATION

Floor	Sq m	Sq ft
Sales ITZA	23.01	248
Net Internal Area	32.54	350

SERVICES

We understand mains water, gas, 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 £7,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

** 100% BUSINESS RATES RELIEF FOR QUALIFYING OCCUPIERS **

ENERGY PERFORMANCE CERTIFICATE

The property holds a current Energy Performance Certificate rating of C-59.

TERMS & RENT

Available TO LET, on a new lease for a minimum term of three years at a rent of **£10,000 per annum exclusive**.



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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 as part of any new letting.

VAT

No VAT is payable on the rent.

VIEWS

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

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7843/BB



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