

TO LET

Various Uses - Subject to Planning

GROUND FLOOR, HIGH HILL, KESWICK CA12 5NX

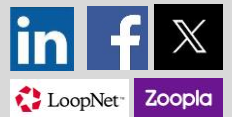
Carigiet Cowen



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www.carigietcowen.co.uk

- * LAKE DISTRICT LOCATION *
- * NEXT DOOR TO NEW PREMIER INN HOTEL *
- * DEDICATED CAR PARKING *



LOCATION

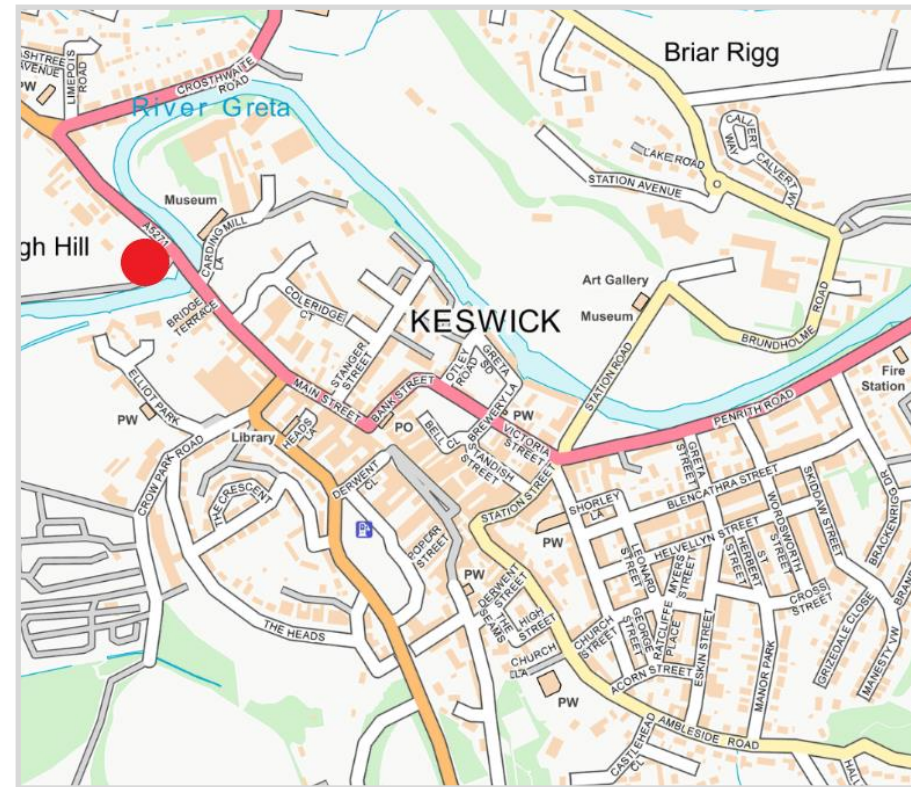
Keswick is one of the largest and main Lake District towns, drawing in visitors most of the year round. Whilst some of the Lake District towns are only bustling during the summer months, Keswick's sectors tend to trade well most of the year. The town benefits from good transport links via the A66 trunk 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.

The subject property is positioned at the northern end of the town, slightly beyond the main shopping pitches, but lies immediately adjacent to the recently developed Premier Inn Hotel. In addition, various car parks are situated in close proximity, as well as 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. The location of the subject property is shown on the plan.

DESCRIPTION

The ground floor provides a self-contained commercial unit. The whole building comprises a two-story detached property of traditional Lakeland stone construction, under a pitched slate roof. A self-contained luxury residential apartment sits above and could be rented alongside the commercial aspect. The ground floor was most recently fitted out and used as a cafe/restaurant premises, trading as The Bridge Café, and would be suitable for a continued or similar use as this. The accommodation has been fitted out to an excellent standard throughout and is ready for a new tenant to walk into and start trading from. Alternatively, the accommodation could be used for: Salon, Convenience Store, Farm Shop or Delicatessen, Bike Hire or Other Outdoor Adventure Sports Office, Showroom, Estate Agents or Holiday Accommodation Office.

Externally, there is car parking for approximately 14 vehicles to the front of the building. As well as a well-kept outdoor seating patio area to the front of the property. Access for bin storage is available to the side of the building.



ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor Useable Floor Area	182.84	1,968

SERVICES

We understand mains water, gas, electricity (3-phase), and drainage are connected. Heating is provided by way of wall-mounted panel radiators served from two combi boilers positioned within the kitchen area.

RATEABLE VALUE

The Valuation Office Agency website shows the ground floor commercial area has a 2023 List Rateable Value of £25,500. Rates payable will be broadly £12,724 per annum, currently. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.

LEASE TERMS AND RENT

The fully furnished ground floor of the property is available TO LET on a new lease for a term of years to be agreed at a rent of **£30,000 per annum exclusive**, initially as an introductory rent for continued use as a café/restaurant. The rent will increase to £40,000 per annum exclusive, subject to term and covenant strength.

A letting of the whole building, including the luxury apartment, would also be considered. Further details on this are available from the agent directly.



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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. Partly returnable at the end of Year 3.

VAT

No VAT is payable on the rent.

VIEWINGS

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

Ben Blain

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Amended: July 2025

7227/BB

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