

TO LET/FOR SALE

SUITABLE FOR VARIOUS COMMERCIAL USES

GROUND FLOOR, 3 TITHEBARN STREET, KESWICK CA12 5ED

Carigiet Cowen



LOCATED IN A POPULAR LAKE DISTRICT TOWN

* 100% BUSINESS RATES RELIEF *

* STRONG FOOTFALL ALL YEAR ROUND *

* DEDICATED CAR PARKING *



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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.

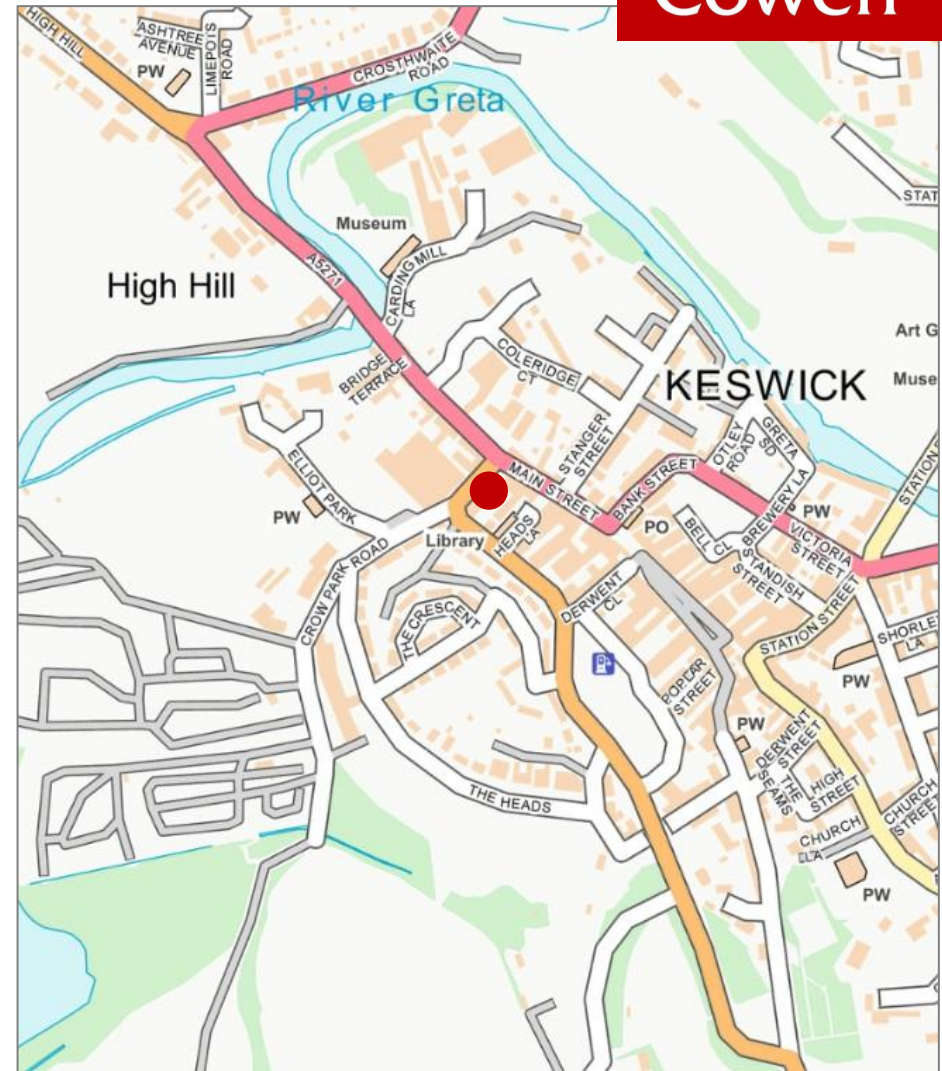
The town benefits from good transport links via the A66 trunk road, linking it with Penrith to the east at Junction 40 of the M6 motorway, and the towns of Cockermouth and Workington to the west. The subject property is approximately 200 yards from the Market Square in Keswick, which is the prime retail 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 on Tithebarn Street. Nearby occupiers include Booths supermarket, the town's bus station, the popular Luchinis ice cream shop, Whinlatter Bikes and the recently opened The Sandbox Café. This area of the town is popular for visitors parking and exploring the surrounding fells and the popular Keswick Pencil Museum.

DESCRIPTION

The ground-floor unit is self-contained and arranged in a rectangular layout, featuring an extensive glazed frontage. Internally, the accommodation is finished to a high standard and comprises an open-plan sales area with subdivided rooms to the rear, providing an office, kitchen/breakout area, and WC. A rear door offers secondary access directly to the car parking area.

The unit would lend itself to various commercial uses, subject to planning. The upstairs is not included within the demise. This is a separately owned residential premises.



ACCOMMODATION

Floor	Sq m	Sq ft
Net Internal Area	82.41	887
WC		
Car Parking Space		

SERVICES

We understand mains water, electricity, and drainage are connected to the property. Heating is provided by way of electronic heaters.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2023 List Rateable Value of £12,000. 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 has an Energy Performance Asset Rating of C (52).



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LEASE TERMS AND RENT

The property is available **TO LET** on a new lease for a term to be agreed at a rent of **£27,500 per annum exclusive**.

SALE PRICE

The freehold property is FOR SALE with vacant possession at a sale price of **£300,000**.

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 that is agreed.

VAT

No VAT is payable on the rent or sale price or the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, please contact:

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7951/BB



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