

7227/BB

KESWICK

HIGH HILL
CA12 5NX

***** LAKE DISTRICT LOCATION *****

***** NEXT DOOR TO NEW PREMIER INN HOTEL *****

***** DEDICATED CAR PARKING *****

TO LET



LOCATION

Keswick is one of the largest and main Lake District towns, drawing on 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 attached plan overleaf.

DESCRIPTION

The ground floor, which is available **TO LET** 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 Premises
- 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 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

Ground Floor Useable Floor Area 182.84 sq m (1,968 sq ft)

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

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

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

RATEABLE VALUE

The ground floor commercial area has a current 2023 List Rateable Value of £25,500. Rates payable will be broadly £12,724 pa, currently. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

TERMS

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 **£40,000 per annum exclusive** initially as an introductory rent for continued use as a café / restaurant. This is subject to a 5 year term and a stepped rental increase annually of £5,000 pa. Subject to covenant strength, a rental deposit is likely to be required against the lease and equipment.

Alternatively, other uses would be let at a **lower rental rate**, subject to covenant strength, use and handover condition required.

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

COSTS

Each party will be responsible for their own legal and any professional costs incurred.

VAT

We understand the property is not elected for VAT, and therefore VAT will not be 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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Details amended

February 2024



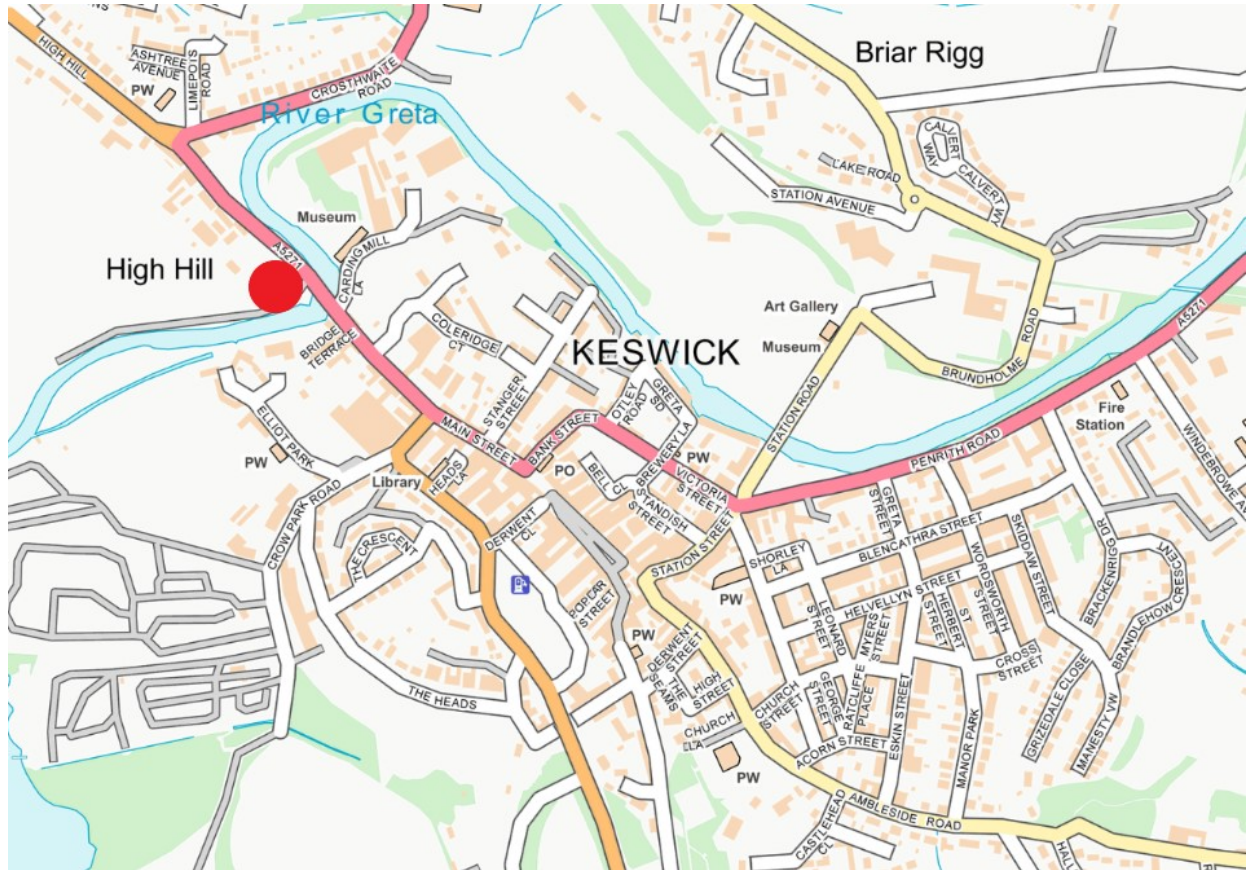
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Carigiet Cowen



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