

PRIME RETAIL INVESTMENT FOR SALE

GROUND FLOOR 49/51 MAIN STREET, KESWICK, CA12 5DS

Carigiet
Cowen



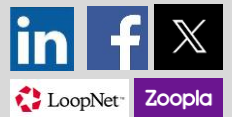
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* LOCATED IN A STRONG TRADING POSITION *

* POPULAR LAKE DISTRICT TOWN *

* STRONG COVENANT STRENGTH *



INVESTMENT HIGHLIGHTS

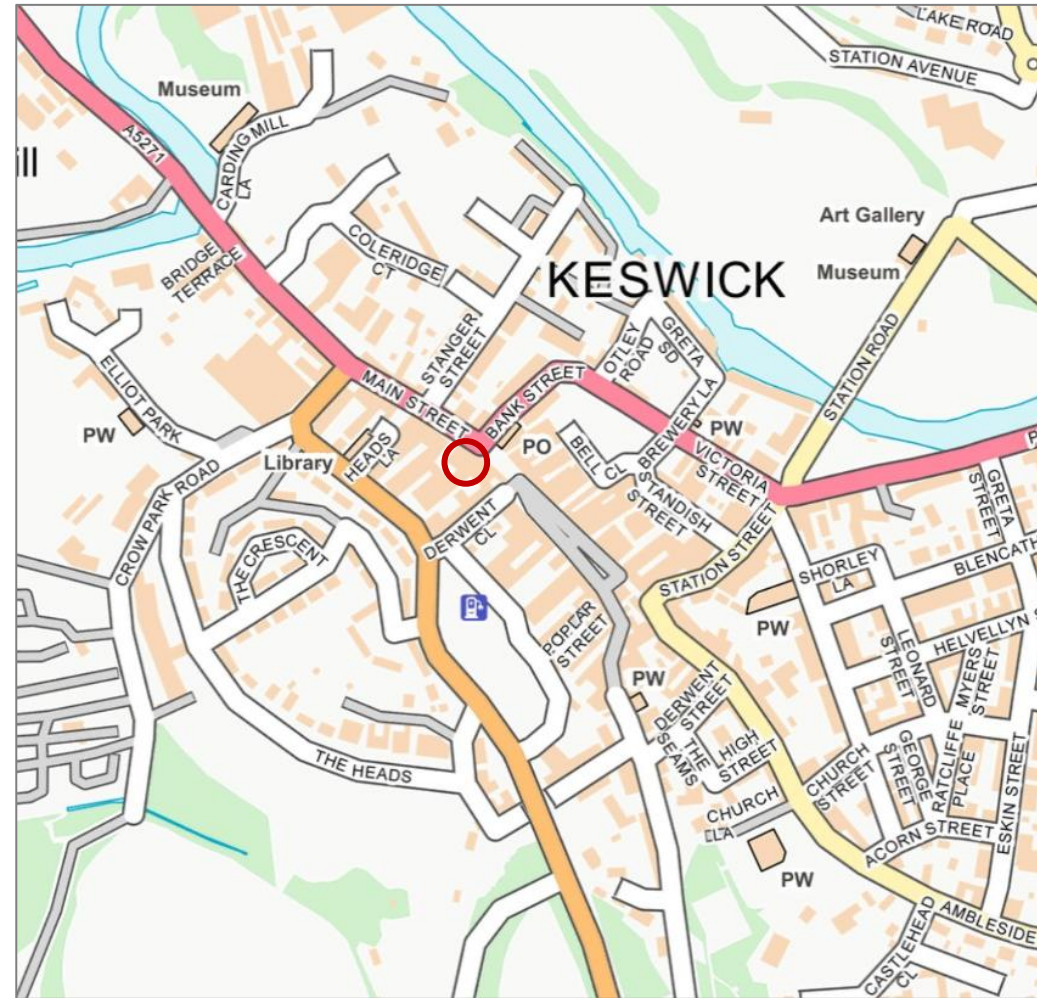
- Passing Rent £88,000 until June 2028
- Prominent and Popular Lake District Town
- Prime Trading Position
- Let to Strong Covenant
- ERV likely to be nearer £100,000 per annum

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 on the pedestrianised area in the centre of Keswick. This is a prime trading location, amongst a variety of national retailers and strong independent local occupiers. These include Brysons, Blacks, The Edinburgh Woolen Mill, Alpkit, The Bank Tavern, Joules, Ellis Brigham, Needle Sports, and the hotel, Inn on The Square.



DESCRIPTION

The extensive retail unit provides an attractive triple fronted shop front providing an extensive glazed frontage to Main Street with double personnel access doors and meets DDA requirements due to the street level access.

Internally, the accommodation provides a large open-plan sales area, which has been fitted out by the tenant, Fat Face. The unit is relatively regular in shape. An integral staircase provides access to the first floor storage area and WC.

In addition, the unit benefits from an extensive storeroom area with rear access, staff ancillary areas and WCs at ground floor level also.

Given the size of unit and position along Main Street, in the event of the building becoming vacant, demand is likely to be high. The space could lend itself to a variety of retailers including food and beverage operators.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	301	(3,240)
First Floor	68	(732)

SERVICES

We understand mains gas, water, electricity and drainage are connected to the property. The tenant is responsible for the heating and services, under the terms of the lease.



RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £82,000. The National Non-Domestic Rate for the current 2025/2026 rate year is 55.5p in the £.

ENERGY PERFORMANCE CERTIFICATE

The property holds an Energy Performance Asset rating of D (94).

TENANT - FATFACE

FatFace, founded in 1988, is a well-known British lifestyle clothing brand specialising in casual wear, footwear, and accessories. The company operates around 178 stores across the UK, including a strong presence in Cumbria, with outlets in Keswick, Kendal, Bowness-on-Windermere, Ambleside and Kirkby Lonsdale. In 2023, FatFace was acquired by Next plc, one of the UK's largest and most financially robust fashion retailers, a FTSE-100 retail giant. For the fiscal year ending January 2025, Next's total group sales rose by 8.2% to £6.32 billion.

This ownership offers enhanced stability through Next's strong balance sheet, advanced logistics network, and established multi-channel retail platform. FatFace benefits from loyal, repeat customers and high sales in key tourist and heritage locations, just like this store in Keswick. The companies positioning in the mid-market casualwear sector offers resilience against economic fluctuations compared with fast fashion retailers. The brand's physical stores complement its growing online sales channel, supporting a balanced retail model.

This tenant represents a secure covenant underpinned by strong brand equity.

TENANCY

FatFace is occupying the property under an effective FRI lease with effect from June 2023 for a term of 5 years, expiry in June 2028.

The passing rent is £88,000 per annum exclusive.

There is no tenant break included within the lease, and the rent is fixed until lease expiry.



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SALE PRICE

The property is available FOR SALE as an investment with a sale price of **£1,595,000**.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction.

VAT

VAT is not payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information, and to obtain a copy of the lease or arrange an accompanied viewing, please contact:

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