

FOR SALE

Carigiet
Cowen

30 STATION STREET, KESWICK CA12 5HF



RARE SALE & LEASEBACK
INVESTMENT OPPORTUNITY

Sale Price £575,000

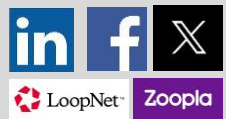
* LAKE DISTRICT LOCATION *

* FREEHOLD INTEREST FOR SALE *



01228 544733

www.carigietcowen.co.uk



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 has an array of amenities as well as superb access to some of the Lake's best walks and fells.

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 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 pubs and café/restaurant operators. Station Street is a good secondary trading location for Keswick, conveniently nestled between Main Street and Fitz Park. The building is well-positioned at the top end of Station Street. Surrounding occupiers include a mixture of national companies and well-established local independent retailers who have traded from Keswick for years.

The approximate location of the property is shown circled red on the plan below.



DESCRIPTION

The building comprises a two-storey property of brick construction with rendered finish under a pitched slate roof. The ground floor comprises a self-contained commercial unit currently operating as the Cumberland Building Society Branch.

The first-floor accommodation is a self-contained first-floor holiday flat sitting immediately above the Cumberland branch. The space comprises an entrance hallway, two double bedrooms, a kitchen/diner, separate WC and cleaning room and is fitted out to a good standard throughout.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor – Cumberland Branch		
Branch	106.97	1,151
First Floor – Holiday Accommodation		
Kitchen/Diner	28.54	307
Bedroom Master	17.99	194
Bedroom Twin	14.25	153
Cleaning Room	5.72	62
WC		



TENURE AND TENANCIES

Ground Floor - Cumberland Branch (currently owner occupied)

On sale completion, the vendor agrees to enter into a new lease on the following terms: -

- * Term – 20 years with effect from sale completion
- * Rent - £20,000 per annum exclusive
- * Breaks – End of Years 5, 10 and 15
- * Rent Reviews – End of Years 5, 10 and 15
- * Repair – IRI

First Floor - Holiday Accommodation

The holiday accommodation is managed by a third party. The average net income after management costs and services for the 2022 and 2023 years is approximately £13,500 per annum.

SERVICES

We understand mains water; gas, electricity and drainage are connected to the property. Heating is provided by way of a gas combi boiler feeding panel radiators throughout the accommodation.

RATEABLE VALUE

The Valuation Office Agency website identifies the 2023 Rateable Values for this property as follows:-

30 Station Street, Keswick: Shop and Premises – RV £24,250

1st Floor, 30 Station Street, Keswick: Self Catering Holiday Unit and Premises – RV £2,400

The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being commissioned and will be made available shortly.



30 STATION STREET, KESWICK
CA12 5HF

Carigiet
Cowen

SALE PRICE

Offers in the region of **£575,000** are invited for the sale and leaseback freehold investment. At completion, the current owners, the Cumberland Building Society, will enter into a new lease with effect from the sale completion. Other details on the proposed lease are available from the agent.

The holiday let accommodation above will continue as is, but could be converted to alternative uses or other forms of residential, subject to planning and discussion with the Local Planning Authority.

COSTS

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

VAT

No VAT is payable on the sale price.

VIEWINGS

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

Ben Blain

Tel: 01228 635002

Email: bblain@carigietcowen.co.uk

Amelia Harrison

Tel: 01228 635007

Email: aharrison@carigietcowen.co.uk

Amended: July 2025

7600/BB



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 or 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.